



DAVID CHADWICK
ST ALBANS

22 Queen Street
St Albans



P Permit holders only 8.30 am - 10 pm

QUEEN STREET



22 Queen Street
St Albans AL3 4PJ

An imposing double fronted period townhouse with off street parking
located in the heart of the Cathedral Quarter

Summary

Storm porch | Entrance hall | Sitting room | Dining room |
Kitchen/breakfast room | Three bedrooms | Reception 3/bedroom 4 |
Family bathroom | Cloakroom
Walled courtyard garden | Off-street parking



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The Property

22 Queen Street is an impressive period townhouse thought to date back to around 1870. There is versatile accommodation arranged over three floors, and with the benefit of windows to three elevations a great deal of natural light throughout. A storm porch leads to the front door and entrance hall, where the stairs provide access to the lower ground and first floors. Either side of the entrance hall is the first of three reception rooms, a dining room, and a stylishly appointed kitchen/breakfast room, which in turn leads to the garden. To the first floor there are three comfortable bedrooms and a modern family bathroom, while on the lower ground floor is the second reception room, currently used as a sitting room, and a further reception that could also be used as a fourth bedroom. Throughout, the house benefits from the generous proportions typical of the finer properties of the era, with high ceilings, elegant windows, many with internal shutters and stained-glass panels, and fireplaces.

Outside

22 Queen Street sits behind an imposing double fronted rendered façade on a corner plot with steps rising from Queen Street to a storm porch and front door. To one side is a low maintenance hard landscaped walled courtyard style garden with access via French windows from the kitchen/breakfast room. Bi-fold gates to Queen Street provide vehicular access allowing the courtyard to be utilised as secure off-street parking if required, with the dropped curb access also providing on street parking under the residents parking zone for the sole use of 22 Queen Street.

Location

In the heart of the old conservation area a short walk from the Abbey, George Street and Verulamium Park. The city centre and both stations are all within easy reach as are well-regarded schools and extensive local amenities including further parks at Romeland, the Brickie and Victoria.

General

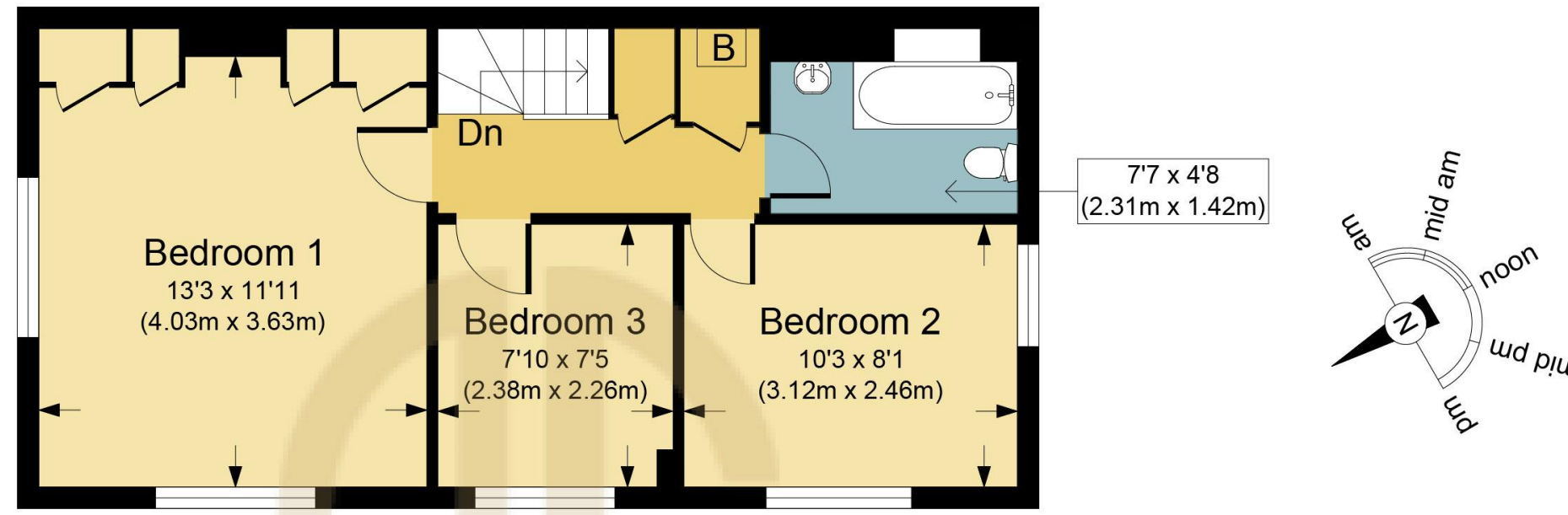
Tenure – Freehold

Services – Mains water & drainage, gas, electricity

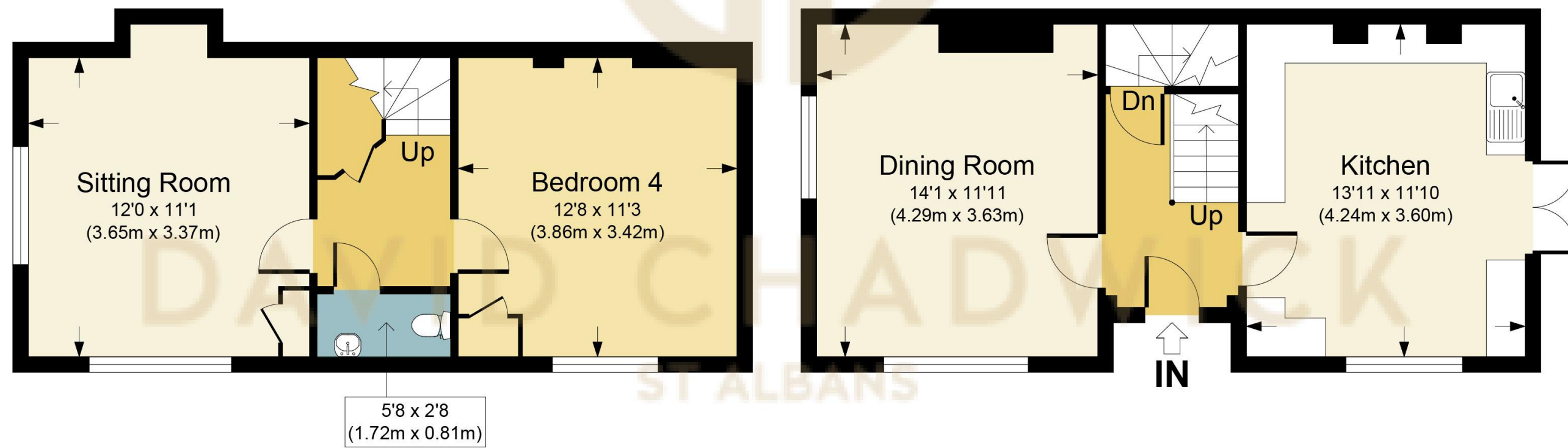
EPC Rating – D

Council Tax Band – G £3,591.85 p.a.

APPROX. GROSS INTERNAL FLOOR AREA 1216.64 SQ FT / 113.03 SQ M
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First Floor



Lower Ground Floor

Ground Floor

david@davidchadwickstalbens.com
 Mobile 07859 768597
 Office 01727 857165
 davidchadwickstalbens.com

To confirm: These sales particulars have been prepared as a guide only. They are not a statement nor representation of fact. They do not form part of a contract. Room sizes are approximate and floor plans are not to scale and should therefore not be relied on for the purposes of planning, architectural alterations, building works or for the ordering of materials, fixtures, fittings, floor/wall coverings and/or furnishings, whether freestanding or fitted. We have not carried out a survey nor tested the services or appliances. Prospective purchasers should satisfy themselves by inspection or otherwise.



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