



Fishpool Street, St. Albans



DAVID CHADWICK  
ST ALBANS

## 32 Fishpool Street, St Albans. AL3 4RT

Through sitting/dining room | Kitchen/breakfast room | Two double bedrooms | Bathroom | Cloakroom | Rear Garden | No onward chain | EPC rating D | Council tax band F £3,112.94 p.a.

### The Property

32 Fishpool Street is a charming Grade II listed cottage situated in a highly sought-after and very conveniently located old conservation area location, and arguably one of the most picturesque locations in Hertfordshire. It is within very easy access of the city centre, both stations, well regarded public and state schools and extensive local amenities, with the Abbey, Verulamium Park & Lakes and St Michael's village all right on the doorstep.

Internally, there is well presented accommodation over two spacious floors, each retaining many character features. In particular a wealth of exposed beams. On the ground floor is a generous reception room providing comfortable sitting and dining spaces, and fitted Jotul gas stove, while to the rear is a modern fitted kitchen/breakfast room with a door to the garden.

A modern bathroom completes the picture downstairs while on the first floor are two very comfortable bedrooms, both doubles, and a large cloakroom, which offers scope to enlarge to convert into a second bath/shower room subject to the usual consents. In addition, and again subject to the necessary consents, there is also scope to add a second floor with a staircase to create a third bedroom with ensuite.

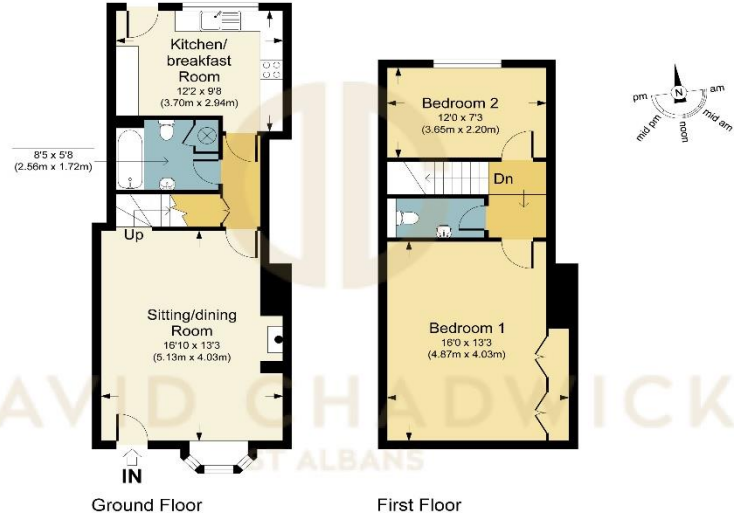






## Outside.

The house sits behind a pretty part brick, part rendered façade, with a classic Tudor first floor overhang, all beneath a pantile hung steep pitched roof. To the rear is a generous, hard landscaped garden, enjoying a sunny aspect and pretty views, it has fenced and planted boundaries, a useful summer house, and a gate providing pedestrian access to one side.



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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