

97 Fishpool Street, St. Albans – AL3 4RU

St. Albans

Guide Price £2,000,000







## 97 Fishpool Street

Boasting a privileged position overlooking the tranquil lakes, the property offers breathtaking views that serve as a daily reminder of the natural beauty that surrounds it. From the moment one steps foot onto the meticulously landscaped grounds, it becomes evident that this residence is truly special. As one enters the home, they are greeted by a sense of warmth and charm that permeates throughout. The interior spaces exude a classic yet inviting ambiance, with features such as exposed beams and original fireplaces adding to the property's character and allure. The layout is thoughtfully designed to optimize both functionality and comfort, with spacious living areas ideal for entertaining guests or simply unwinding with loved ones.

Council Tax band: G

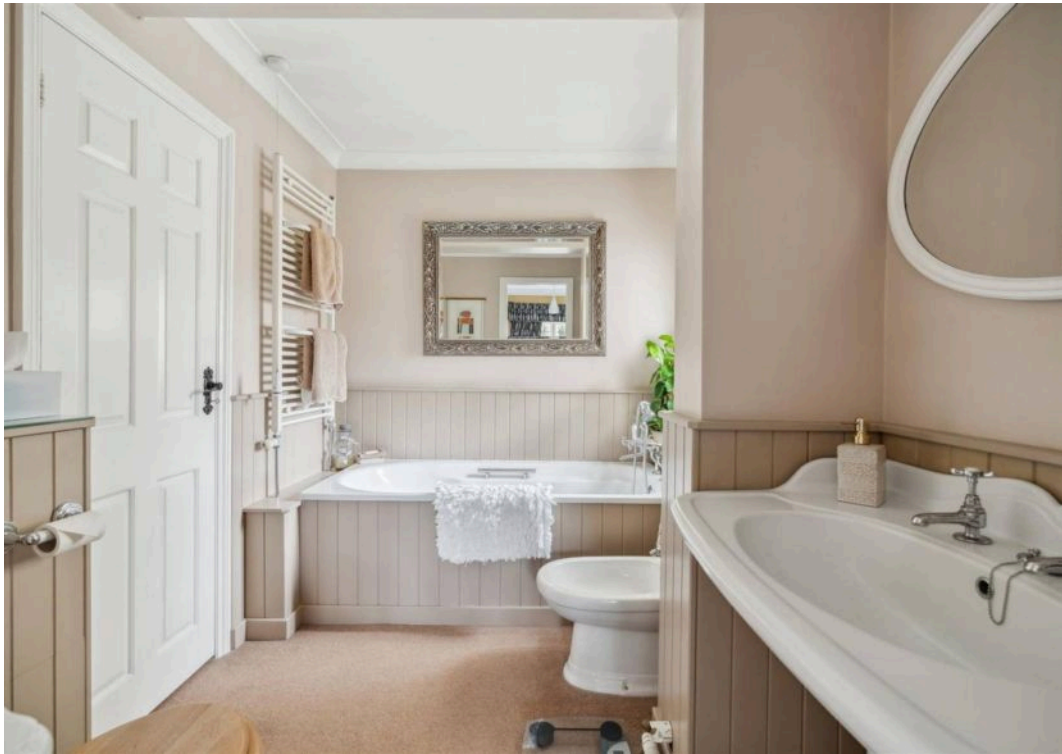
Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D













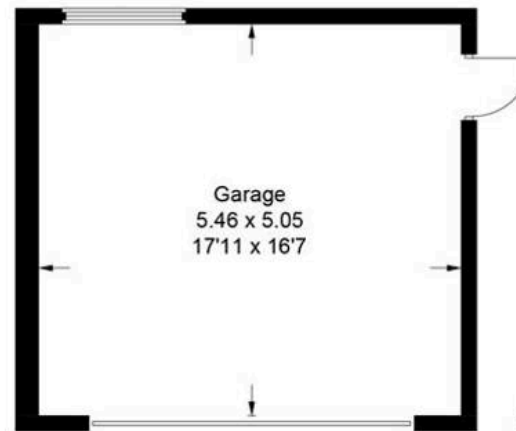
Approximate Gross Internal Area (Excluding External Store)

Ground Floor = 69.6 sq m / 749 sq ft

First Floor = 70.1 sq m / 754 sq ft

Garage = 27.5 sq m / 296 sq ft

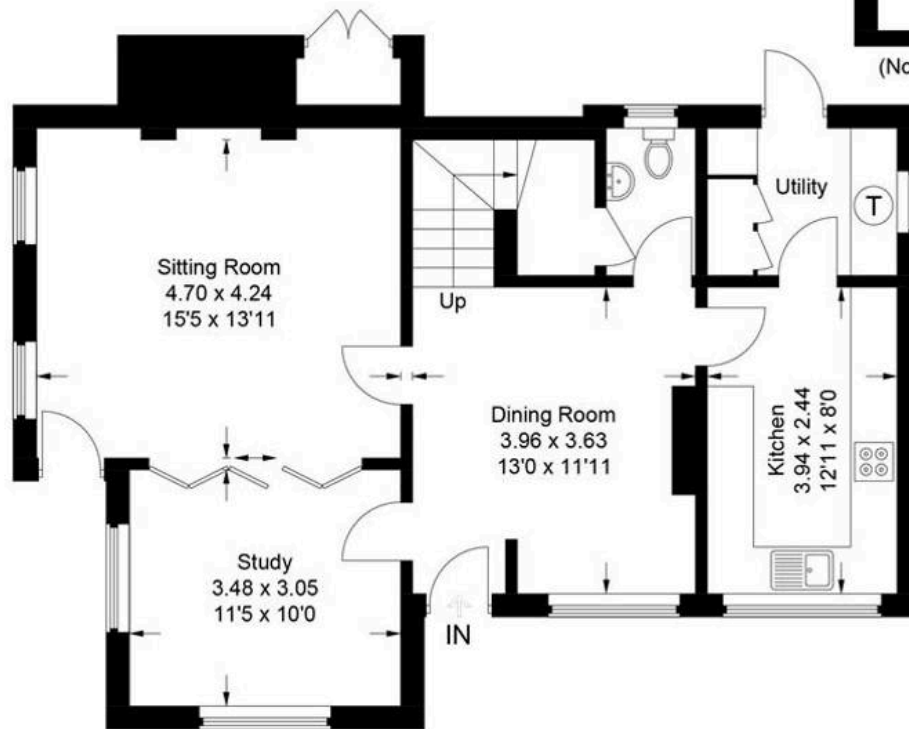
Total = 167.2 sq m / 1,799 sq ft



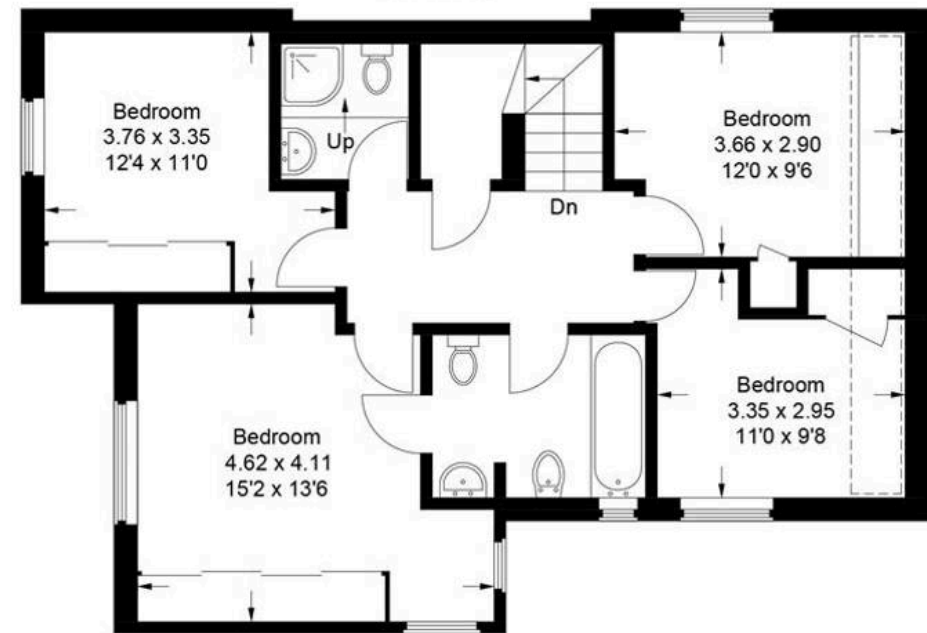
(Not Shown In Actual Location / Orientation)



= Reduced headroom below 1.5m / 5'0



**Ground Floor**



**First Floor**

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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## Fine & Country St Albans

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