



Church Street, St. Albans



DAVID CHADWICK  
ST ALBANS



## 20 Church Street, St. Albans, AL3 5NQ

Kitchen/breakfast room | Dining room  
Sitting room | Three bedrooms | Home office/bedroom 4 | Family bathroom | En-suite shower room | Garden | Council Tax Band E - £2,155.11 p.a. | EPC rating C | Tenure - Freehold

### The Property

A beautifully presented extended Victorian terraced house with three/four bedrooms situated in a popular and convenient central conservation area location within easy reach of the city centre and station.

The ground floor offers two well-proportioned separate reception rooms currently configured as a dining room at the front leading to a lobby, from which the stairs rise to the first and second floors, and

which in turn leads to the sitting/family room at the rear. Both reception rooms feature impressive fireplaces and built in storage. To the rear of the house is a charming cottage style kitchen/breakfast room. The kitchen offers scope to enlarge to the side/rear, subject to the usual consents but currently features shaker style cabinets, beech block counter tops, a Belfast sink, quarry tiles to the floor, and windows to the side and rear.

To the first floor are two of the three/four bedrooms as well as stylishly appointed family bathroom, generously proportioned with a separate bath and walk in shower cubicle, the room features painted tongue and groove style panelling, and like both bedrooms on this floor stripped wooden flooring. To the second floor the house has been greatly enhanced by virtue of a double-dormer loft conversion creating an impressive principal bedroom with en-suite shower room at the rear, while to the front is a useful home office which could be used as bedroom 4 or nursery if so required.







CHURCH STREET, AL3  
 APPROX. GROSS INTERNAL FLOOR AREA 1113.20 SQ FT / 103.42 SQ M.  
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