



51 Church Street, St. Albans, AL3 5NG

Guide price £835,000 Freehold



Paul Barker  
ESTATE AGENTS

# 51 Church Street

St. Albans, AL3 5NG

A beautifully presented Victorian house located in a wonderfully central location with an air source heat pump and the superb benefit of a 150ft garden and a self-contained annex offering flexible use as an office, home gym, treatment room or for extended family/guests.

The accommodation begins with the front door opening into to the bright open-plan 22ft lounge area with a feature fireplace with storage and shelves to the side, a Sash window to the front and plantation shutters, exposed wooden floor boards and stairs to the first floor. The extended kitchen/diner is flooded with light from a part vaulted ceiling with Velux roof windows, a Sash window to the rear and a glazed door to the rear garden and a stylish fitted kitchen.

The first floor landing has stairs to the second floor and doors to rooms including the master bedroom with a Sash window with Plantation shutters to the front, a feature fireplace, built-in wardrobes and access to an en-suite shower room. There's a third bedroom with built-in storage and a stylish family bathroom suite with roll-top bath. The second floor landing opens into the second bedroom with a Velux window to the rear a range of fitted wardrobes and access to excellent eaves storage to the front and rear.

Externally there's attractive railings and gate with a paved area behind at the front. The wonderful rear garden extends 150ft with a paved patio and a pathway with well-stocked flower bed borders leading to a Pergola and further patio ideal for entertaining. There's an all-weather artificial lawn leading to the impressive detached annex. The superb outbuilding benefits from a lounge/office, shower room and bedroom with wardrobe. A door leads out to two useful sheds.

Church Street is located within the Garden Fields Conservation area just a moments' walk of St Albans City Centre and the main line train station is within 15 minutes walk. There are also a number of local parks and highly sought after schools close by.





## ACCOMMODATION

### Lounge

22'5 x 11'10 (6.83m x 3.61m)

### Kitchen/Dining Room

11'2 x 8'2 (3.40m x 2.49m)

## FIRST FLOOR

### Landing

### Bedroom 1

11'10 x 11'0 (3.61m x 3.35m)

### En-Suite

### Bedroom 3

9'3 x 6'5 (2.82m x 1.96m)

### Bathroom

## SECOND FLOOR

### Bedroom 2

12'10 x 7'5 (3.91m x 2.26m)

## ANNEXE

### Lounge/Office

11'10 x 9'2 (3.61m x 2.79m)

### Bedroom 4

9'1 x 9'0 (2.77m x 2.74m)

### Shower Room/W.C.

## OUTSIDE

### Frontage

### Rear Garden

150 (45.72m)



## Floor Plan



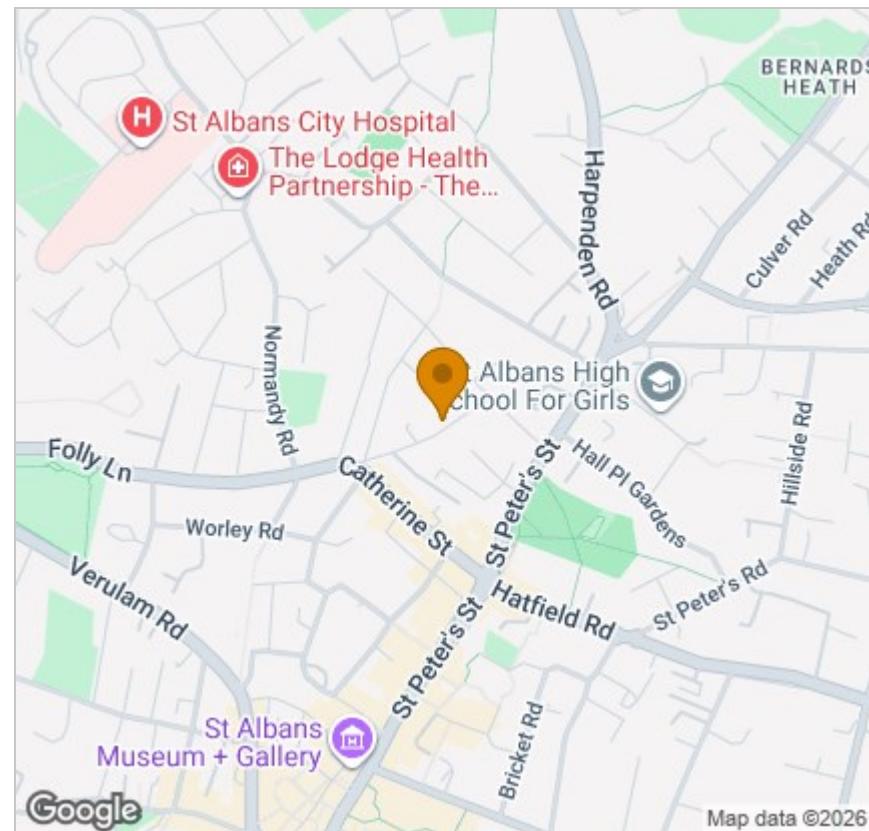
## Viewing

Please contact our Office on 01727 223344 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph

