39 Cannon Street, St. Albans, AL3 5JR

Guide price £925,000 Freehold

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Paul Barker
ESTATE AGENTS

39 Cannon Street

St. Albans, AL3 5JR

A beautifully presented and spacious four-bedroom period home arranged over four floors, offering versatile accommodation throughout and wonderful rear garden. Situated within the conservation area of St Albans, this charming property blends character features with practical modern improvements, including a recently fitted boiler and a professionally tanked basement room.

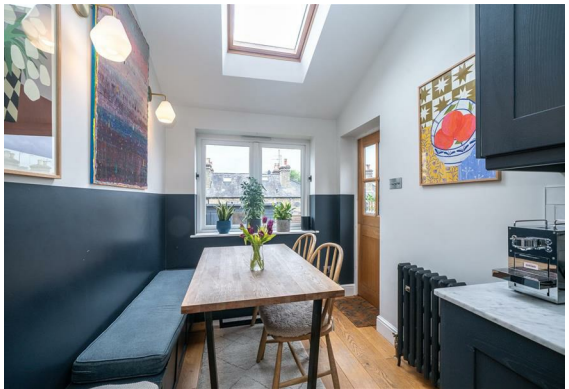
Upon entering the property, you are welcomed into a hallway with stairs leading to the first floor then moving into a cosy and inviting lounge, centred around an attractive feature fireplace as well as sash style windows which creates a lovely charm to the room. Positioned to the rear is a well-proportioned dining room with a window looking out to the decked terrace, ideal for entertaining and everyday family living, with stairs leading down to the versatile basement room utilised as a home gym, providing excellent additional accommodation which could also lend itself to a home office, hobby room or occasional guest room.

The kitchen/breakfast room is fitted with a range of dark blue wall and base units with marble style tops and integrated appliances offering ample space for dining, with natural light from a skylight window above creating a bright and airy feel. There is also access to the rear.

The first floor hosts two bedrooms along with a stylishly tiled bathroom, fitted with a three-piece suite. A further staircase rises to the second floor where a third bedroom can be found with light flooding in from a skylight and a charming framed window while also benefitting from useful eaves storage and fitted wardrobes.

Externally, there's a low level brick retaining wall to the front with a path to the front door. The rear garden offers a decked terraced area, a lawn, shrubs and a shed.

Cannon Street is fantastically located in the Garden Fields Conservation Area within a short walk of the extensive shops and leisure facilities of St Albans City Centre and mainline train station.



ACCOMMODATION

Hallway

Lounge
11'8 x 11'11 (3.56m x 3.63m)

Dining room
11'10 x 11'11 (3.61m x 3.63m)

Kitchen
17'3 x 7' (5.26m x 2.13m)

LOWER LEVEL

Bedroom Four/Basement Room
14'1 x 11'2 (4.29m x 3.40m)

FIRST FLOOR

Principal Bedroom
11'6 x 11'11 (3.51m x 3.63m)

Bedroom Two
11'6 x 7'1 (3.51m x 2.16m)

Bathroom

SECOND FLOOR

Bedroom Three
14'2 x 10'4 (4.32m x 3.15m)

EXTERNAL

Rear Garden

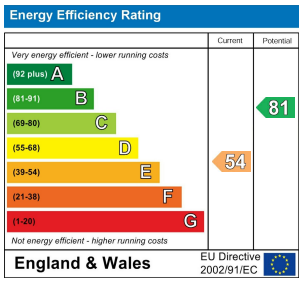
Floor Plan

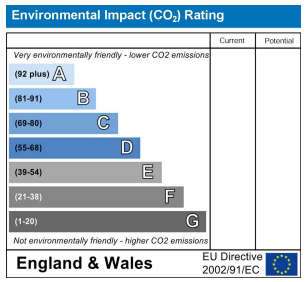
Total area: approx. 108.3 sq. metres (1165.6 sq. feet)

The Floor Plan is not to Scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared with due diligence and whilst we have confidence in the information produced it should not be relied upon. Maximum lengths and widths are represented on the plan. If there are any aspects of particular importance, you should carry out or commission your own inspection of the property. Copyright © SKMSTUDIO
Plan produced using PlanUp.

Area Map

Energy Efficiency Graph





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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