



73 Church Street, St. Albans, AL3 5NG

Guide price £575,000 Freehold





## 73 Church Street

St. Albans, AL3 5NG

A highly attractive Victorian home, beautifully presented throughout, featuring a wonderful circa 75ft rear garden with a stylish cabin/home office. Located in a superbly convenient position within moments walk of the City centre and easy access to the train station.

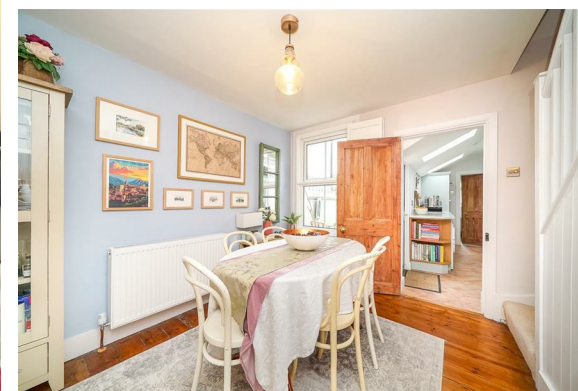
Upon entering via the attractive front door, you are welcomed into a comfortable lounge boasting a feature fireplace with exposed brick chimney breast, plantation shutters, wood flooring, and a square archway opening into the sociable dining area. This space offers views over the rear garden and includes stairs to the first floor with a useful understairs storage cupboard.

A door leads into the stylish kitchen, enjoying a part-vaulted ceiling with two Velux-style windows, a range of wall and base units with worktops above, and a mix of integrated and freestanding appliances. From here, a door opens into a beautiful traditional style bathroom with a roll top bath with shower above, basin, W.C., and period style radiator.

The first-floor landing provides access to the principal bedroom, featuring a charming fireplace and a range of built-in wardrobes, and to the second bedroom, which benefits from a rear aspect window and a useful storage cupboard.

Externally, the property enjoys a pleasant frontage enclosed by a low-level brick wall with a paved pathway leading to the front door. The beautifully landscaped rear garden features a patio area leading to a winding pathway flanked by a rich variety of plants, shrubs, and bushes. At the far end sits a timber cabin/home office with double doors, windows to the front and rear, and the benefit of power and heating, perfect for home working or creative pursuits.

Located on Church Street, within the sought-after Garden Fields Conservation Area, the property is just moments from St Albans City Centre and within 15 minutes' walk of the mainline train station. A number of local parks and highly regarded schools are also nearby.







## ACCOMMODATION

### Lounge

11'1 x 12'2 (3.38m x 3.71m)

### Dining Room

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

### Kitchen

13 x 5'2 (3.96m x 1.57m)

### Bathroom

## FIRST FLOOR

### Bedroom 1

11 x 11'2 (3.35m x 3.40m)

### Bedroom 2

11'2 x 8'6 (3.40m x 2.59m)

## OUTSIDE

### Rear Garden

75 (22.86m)

### Office

9'2 x 7'3 (2.79m x 2.21m)





Floor Plan



Total area: approx. 62.9 sq. metres (676.9 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...

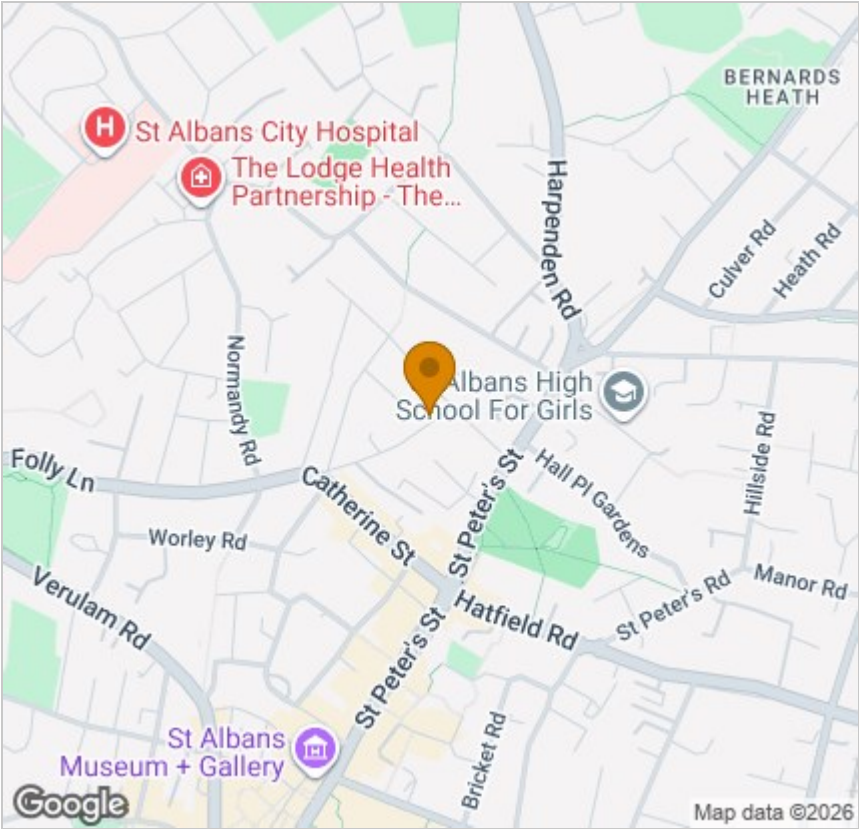
Viewing

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

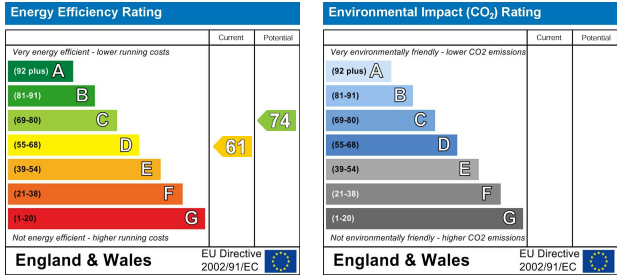
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Area Map



Energy Efficiency Graph



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