



22 Hill Street, St. Albans, AL3 4QT

Guide price £425,000 Freehold



22 Hill Street

St. Albans, AL3 4QT

An attractive Victorian cottage situated on one of the Conservation Area's most desirable streets, offering a wonderful opportunity to update and modernise to your own personal taste and standard. The property further benefits from a fabulous, mature 100ft west-facing rear garden and is offered with no onward chain.

The accommodation begins via a part-glazed front door, opening into a bright open-plan lounge/dining room with a dual aspect. Features include a period-style sash window to the front, a brick fireplace, fitted cupboards and shelving to either side, and stairs rising to the first floor.

A door leads through to a clean but basic fitted kitchen, comprising a range of wall and base units, recesses for appliances, a wall-mounted gas boiler, and a side facing window. From here, a door opens into the rear lobby, which provides access to the rear garden, a built-in storage cupboard, and the bathroom, fitted with an avocado coloured bath, matching wash basin, and WC.

The first floor landing gives access to both bedrooms, including the principal bedroom to the front with a sash window and built-in storage cupboard. The rear bedroom enjoys wonderful views over the garden and also benefits from a further built-in storage cupboard.

Externally, the property boasts an impressive rear garden, mainly laid to lawn, with established hedges, plants, and shrubs to two sides, as well as a patio area. There is also pedestrian rear access leading to the road.

Hill Street is an attractive road in the heart of the Old Conservation area of St Albans, close to St Michaels Village, Verulamium, Victoria Park and The Brickie park and convenient for access to excellent local schools, the City centre and mainline station into central London





ACCOMMODATION

Lounge

10'10 x 10'9 (3.30m x 3.28m)

Dining Room

10'7 x 8'11 (3.23m x 2.72m)

Kitchen

8'0 x 5'7 (2.44m x 1.70m)

Bathroom

FIRST FLOOR

Bedroom

10'11 x 10'9 (3.33m x 3.28m)

Bedroom

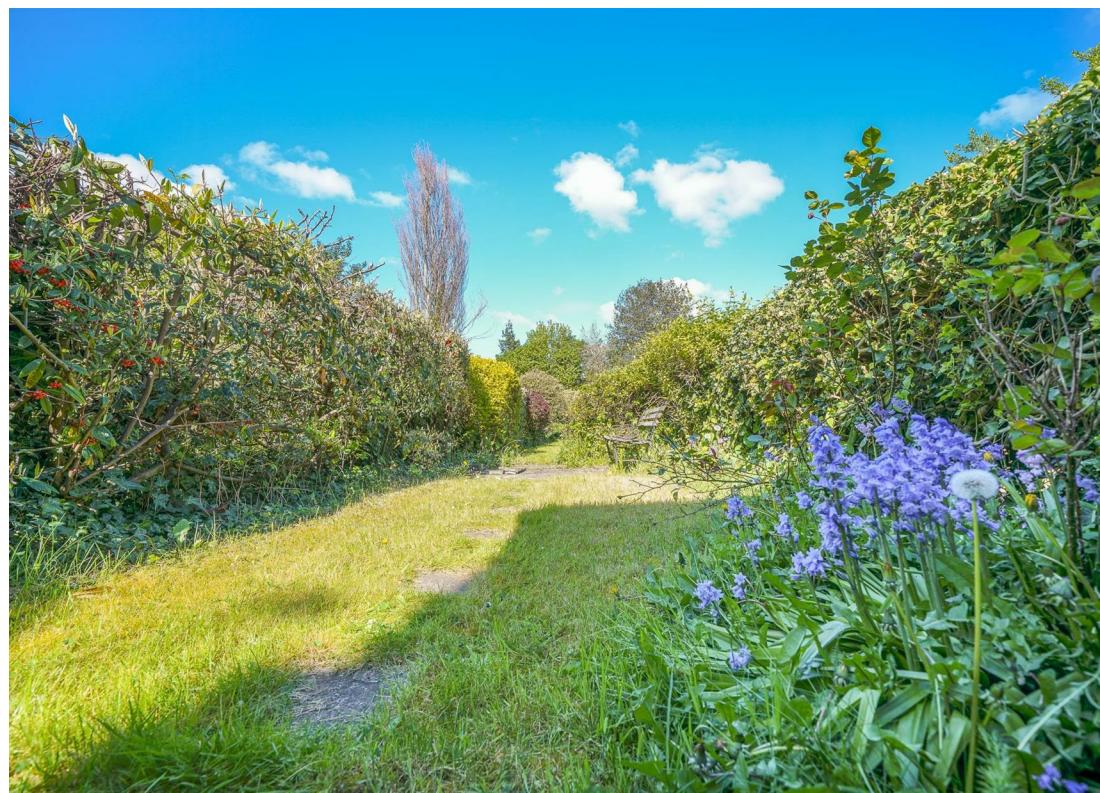
8'11 x 8'5 (2.72m x 2.57m)

OUTSIDE

Frontage

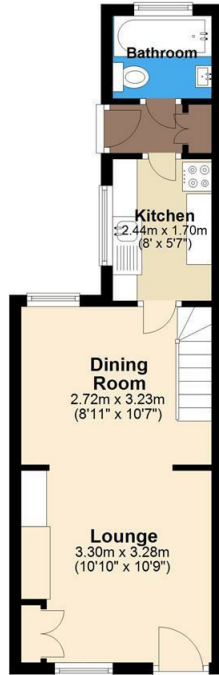
Rear Garden

100 (30.48m)

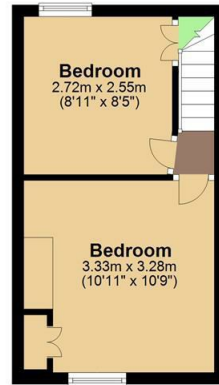


Floor Plan

Ground Floor
Approx. 28.4 sq. metres (305.8 sq. feet)



First Floor
Approx. 20.0 sq. metres (215.7 sq. feet)



Total area: approx. 48.4 sq. metres (521.5 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.

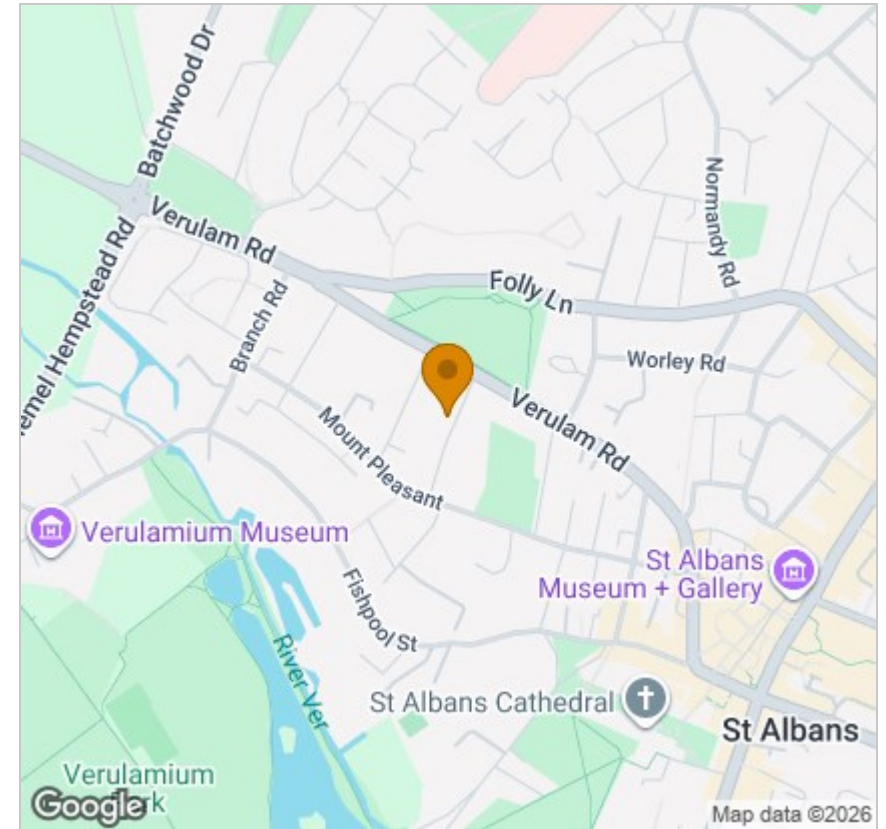
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Viewing

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

