



**BRADFORD
& HOWLEY**
HARPENDEN | MARSHALSWICK | ST ALBANS

Grange Street, St. Albans, AL3 5LZ
Asking Price £775,000

A superb THREE-bedroom period home that offers a contemporary mix of period features and modern fittings arranged over two floors. The property has the added benefit of a large SOUTHWEST FACING rear garden.

The ground floor accommodation comprises an entrance hall, a bay fronted living room with a fireplace and custom-built shelving, a dining room and a well-appointed kitchen with fitted appliances and breakfast bar.

On the first floor is an impressive main bedroom with high ceilings and fitted wardrobes, two further bedrooms and a recently fitted shower room.

Externally the property has a large southwest facing rear garden with patio and lawn areas and on road parking to the front.

Grange Street is located to the west of the city and is a short walk to the city centre and a number of open spaces close by to include the nearby Victoria Park.

There is a selection of schools within walking distance that are popular with local residents. St Albans City Station with its regular trains into London St Pancras is approximately 1 mile away.

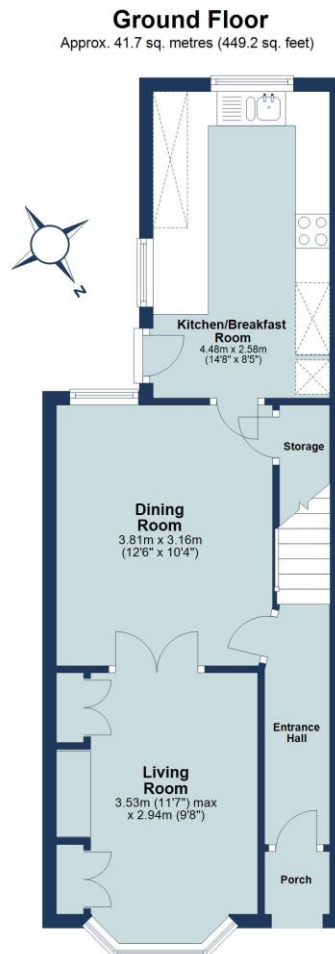
Tenure: Freehold
Council Tax Band: E
EPC Rating: E











Total area: approx. 83.2 sq. metres (895.7 sq. feet)

Floor plan is for marketing purposes only and is to be used as a guide.
Plan produced using PlanUp.

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