



8 Abbey Mill Lane, St Albans

STRUTT & PARKER
BNP PARIBAS GROUP

8 Abbey Mill Lane,
St Albans,
Hertfordshire,
AL3 4HE

A unique city centre period home with an enviable private garden

St Albans City station 1.2 miles
(London St Pancras 19 minutes), M25
(Junction 21A) 4.3 miles, M1 (J6) 5
miles, Welwyn Garden City 8.7 miles,
London Luton Airport 11.9 miles,
London Heathrow Airport 26.1 miles

Reception hall | Sitting room | Dining
room | Kitchen | Cloakroom
3 Bedrooms | Family bathroom
Garden | Resident's permit parking
EPC rating D

The property

8 Abbey Mill Lane is an attractive and characterful three-bedroom property that offers two floors of well-presented, light-filled accommodation with several retained original features.

The bright reception hall with its mirrored fitted sliding storage cupboard and cloakroom flows naturally through into the charming dual-aspect sitting room, with its rich dark wood beams and cosy brick-built open fireplace shared with the adjacent dining room. There are steps

up to the inviting space, which also has stairs turning to the first floor and a store cupboard beneath, with the accommodation flowing onto the contemporary yet in-keeping kitchen. Fitted with a range of modern neutral wall and base cabinetry with contrasting work surfaces, an island/breakfast bar and several integrated appliances, it enjoys views and convenient access to the garden.





Outside

The property enjoys a well-thought-out private walled garden, offering the ideal space to relax and entertain. Laid to paving, it features ample space to dine al fresco within a raised circular seating area and separate seating space. It also has a brick-built planter, wooden storage chest and a Mediterranean-style outdoor oven. Trellis adorned with climbing plants and small borders offer colour and interest. Convenient parking is available via a residents' permit.

Location

The property is located in a conservation area less than half a mile from the city centre, with its wealth of amenities including shopping and leisure activities. Verulamium Park and the Abbey are very close at hand. The mainline station, with its fast through services via St Pancras International to the City (19 mins) Gatwick and beyond, is also nearby. Road users enjoy easy access to the M1, M25 and the A1(M) and to the airports at Heathrow, Luton and Stansted. The area offers a wide range of state primary and secondary schooling including Loreto College (rated Outstanding by Ofsted), as well as a good selection of independent schools including St. Albans, St. Albans High School for Girls and St. Columba's College.





General

Local Authority: St Albans District Council

Services: Mains electricity, gas, water and drainage

Council Tax: F

Tenure: Freehold

Guide Price: £795,000

St Albans

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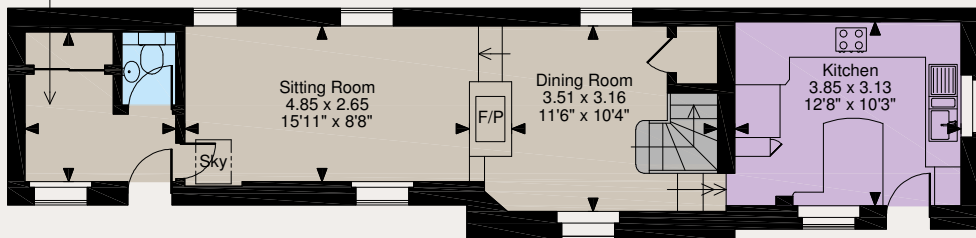
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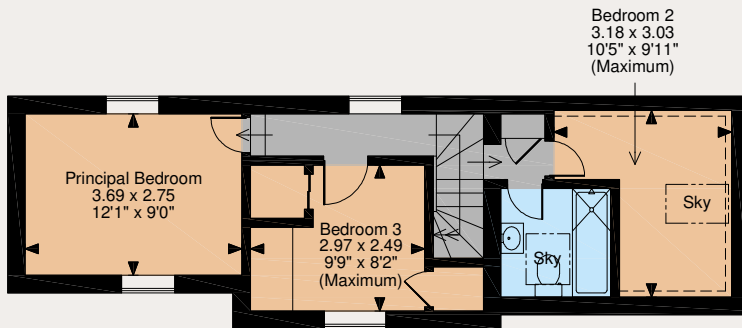
Over 45 offices across England and Scotland,
including Prime Central London

Floorplans
House internal area 875 sq ft (81 sq m)
For identification purposes only.

Reception Hall
2.55 x 2.57
8'4" x 8'5"
(Maximum)



Ground Floor



First Floor

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