



16 College Street
St Albans

**STRUTT
& PARKER**

BNP PARIBAS GROUP

A stylishly appointed period home with modern fittings and an outstanding finish, in a sought-after setting.

A beautifully styled end-of-terrace period home, situated in the heart of St. Albans' cathedral quarter conservation area. The property has been extended to provide airy, attractive accommodation and lies within easy reach of the city centre, outstanding transport connections and the green space of Verulamium Park.



1 RECEPTION ROOMS



4 BEDROOMS



2 BATHROOMS



ON-STREET PARKING



GARDEN



FREEHOLD



CITY



1,831 SQ FT



**GUIDE PRICE
£1,650,000**



The property

16 College Street is a highly attractive and comfortable end-of-terrace house with four bedrooms and extended living space. The property features splendid red brick elevations, sash windows and other charming original details, combined with stylish modern décor and high-quality, contemporary fittings throughout.

The ground floor has an open-plan, flowing layout with the 25ft sitting room at the front and the extended kitchen and dining area at the rear, adjoined as one continuous living and entertaining space with wooden parquet flooring throughout and with further benefits from a convenient ground floor cloakroom. The sitting room has a bay window at the front, welcoming plenty of natural light, as well as built-in shelving and storage, and a fireplace fitted with a woodburning stove. The extended kitchen has a ceiling lantern skylight, full-height windows and French doors opening to the west-facing rear garden. There is space for a dining table with built-in banquette seating, while the kitchen itself has

shaker-style fitted units, a split butler sink, a long central island and integrated appliances, including a double oven and an induction hob with a recessed extractor.

On the first floor there are three well-presented double bedrooms, including the principal bedroom with its wooden flooring, two sash windows to the front and extensive built-in wardrobes. The first floor also has a family bathroom with floor-to-ceiling tiling, a bathtub, a pedestal washbasin with storage underneath and a separate shower unit. Stairs continue from the first-floor landing to the second floor, where there is a fourth double bedroom with two skylights and an en suite shower room, fitted with a rainfall shower.



Outside

The house is set on a peaceful residential street with on-street parking in marked bays along one side of the street, via a resident permit parking scheme. At the front of the property, wrought-iron fencing and dwarf walls enclose the front garden, where there is a tiled pathway leading to the entrance, which is covered by a storm porch. A gate to the side leads to the rear garden, where there is a west-facing patio area for al fresco dining across the back of the house, with steps leading down to the lawn and a pathway leading to the end of the garden, where there is a timber-clad garden office with full-height windows and French doors welcoming plenty of natural light.

Location

The property is located in the heart of the Cathedral Quarter in the old conservation area and within very easy reach of the City Centre, with its wealth of amenities including shopping and leisure activities, Verulamium Park, The Abbey, St Michael's Village and very well-regarded local schools. The mainline station, with its fast through services via St Pancras International to the City (19 mins) Gatwick and beyond, is also close at hand. Road users enjoy easy access to the M1, M25 and the A1(M) and to the airports at Heathrow, Luton and Stansted.



Distances

- St. Albans city centre 0.1 miles
- Hemel Hempstead 5.4 miles
- Harpenden 5.2 miles
- Hatfield 5.5 miles
- Welwyn Garden City 8.0 miles

Nearby Stations

- St. Albans City
- S. Albans Abbey
- Park Street

Key Locations

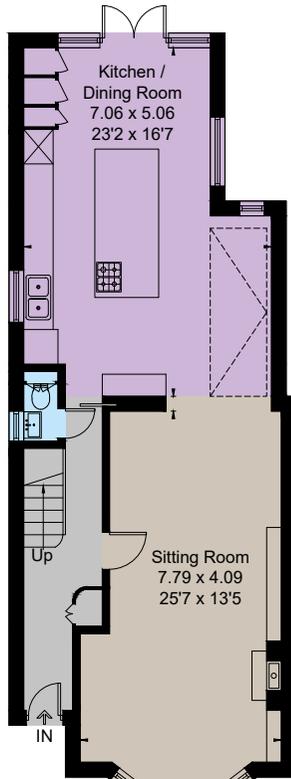
- Verulamium Park
- St. Albans Cathedral
- University of Hertfordshire (Hatfield)
- Knebworth House
- Whipsnade Zoo
- Chilterns National Landscape

Nearby Schools

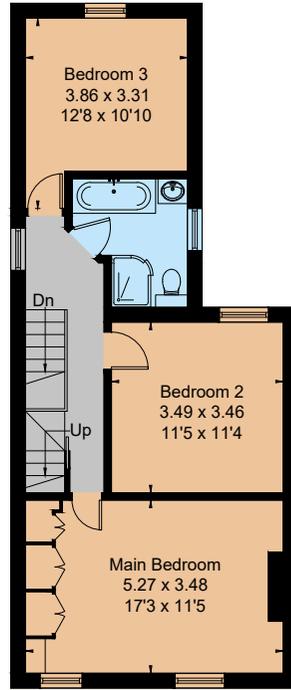
- Prae Wood Primary School
- St Columba's College
- St Michael's Church of England Voluntary Aided Primary School, St Albans
- The Marlborough Science Academy
- St Albans School
- The Abbey Church of England Voluntary Aided Primary School, St Albans
- St Adrian Roman Catholic Primary School
- St Peter's School
- Mandeville Primary School
- Killigrew Primary and Nursery School
- Loreto College



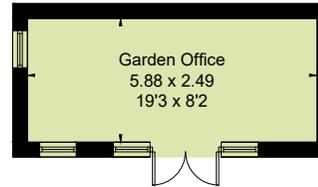
Approximate Floor Area = 155.3 sq m / 1672 sq ft
 Garden Office = 14.8 sq m / 159 sq ft
 Total = 170.1 sq m / 1831 sq ft



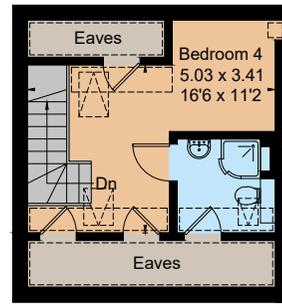
Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)



Second Floor



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
 All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #105188



Floorplans

Main House internal area 1,672 sq ft (155.3 sq m)
 Office internal area 159 sq ft (14.8 sq m)
 Total internal area 1,831 sq ft (170.1 sq m)
 For identification purposes only.

Directions

AL3 4PN

what3words: ///reveal.owls.line - brings you to the driveway

General

Local Authority: St Albans City & District

Services: Mains gas, electricity, water & drainage

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band F EPC Rating: C

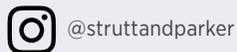
Wayleaves and easements: the property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not

St Albans

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