



174 Fishpool Street, St Albans

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**STRUTT
& PARKER**

BNP PARIBAS GROUP



174 Fishpool Street St Albans AL3 4SB

A splendid period terraced house in the heart of St. Albans' sought-after Cathedral Quarter

St. Albans city centre 0.4 miles, St. Albans City mainline station 1.3 miles (19 minutes to London St. Pancras), M25 (Jct 21A) 3.8 miles, M1 (Jct 8) 5.1 miles, London Luton Airport 11.2 miles

Family room | Sitting area | Dining area | Kitchen | Principal bedroom with en suite shower room | 1 Further bedroom | Bedroom 3/study | Family bathroom | Gardens | EPC rating D

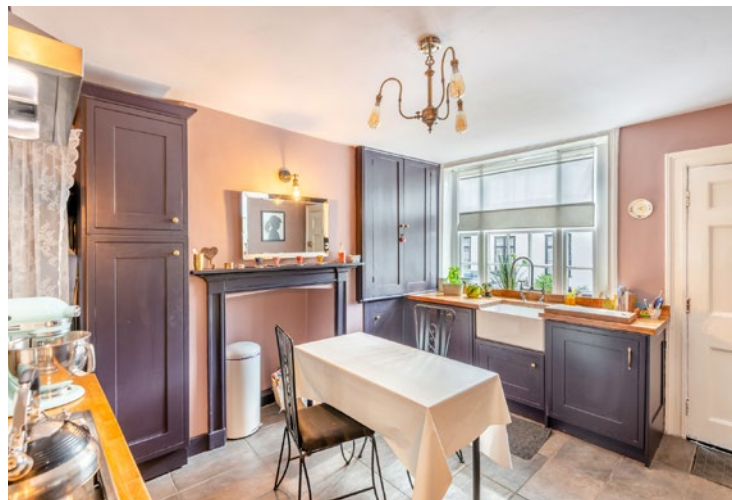
The property

174 Fishpool Street is a charming three-bedroom terraced house featuring a mansard roof and splendid victorian red brick elevations that has plenty of character features, including exposed timber beams, sash windows, open fireplaces, and hand laid flagstone floors, alongside elegant, understated styling and décor.

The main reception room is the sitting and dining area towards the rear of the ground floor. The room provides space for a seating area and a family dining table, and features a corner

fireplace and French doors opening onto the rear garden, as well as a false glass ceiling over the dining area. The lower ground floor has a comfortable family room, providing further space in which to relax. The kitchen at the front has shaker-style units to base and wall level, wooden worktops, a butler sink and integrated appliances.

On the first floor there are two bedrooms, one of which could be used as a home study. The first floor also has the family bathroom, while the second floor has the principal bedroom with its en suite shower room.





Outside

At the front, the property opens onto Fishpool Street with steps between the footpath and the entrance. At the rear there is a split-level, terraced garden with steps leading to a patio and an area of lawn, with well-stocked border beds and a timber-framed shed at the top of the garden. Parking is available in marked bays along Fishpool Street, via a resident permit scheme.

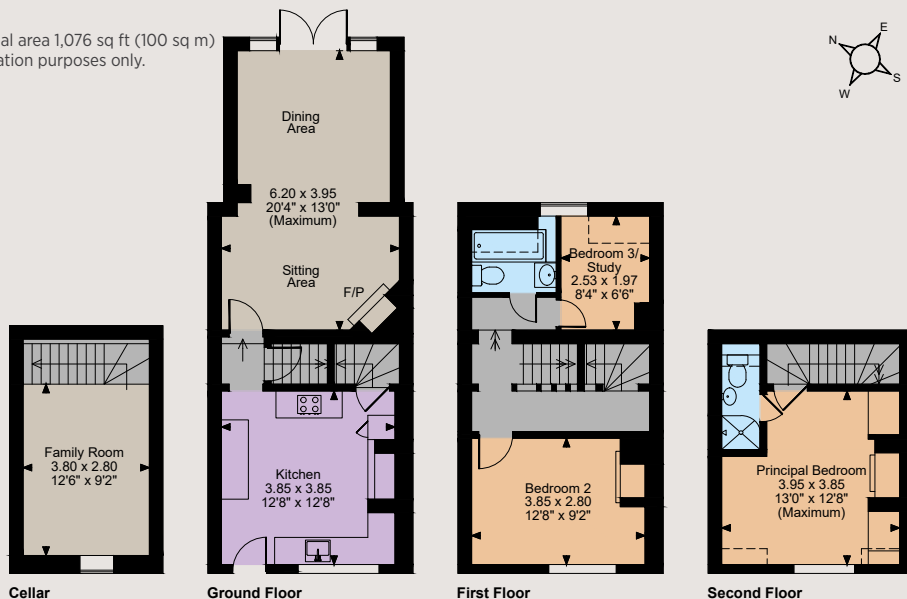
Location

The property is 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.



Floorplans

House internal area 1,076 sq ft (100 sq m)
For identification purposes only.



The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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Directions

From Strutt & Parker's St. Albans office, head along London Road, onto the High Street. Turn left onto George Street and then onto Romeland Hill and Fishpool Street

General

Local Authority: St Albans City and District Council

Services: Electricity, gas and mains water and drainage

Council Tax: Band G

Tenure: Freehold

Guide Price: £915,000

St Albans

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