



100 Fishpool Street
St Albans, Hertfordshire

STRUTT
& PARKER

BNP PARIBAS GROUP

An elegant Georgian family home in the heart of St. Albans conservation area

A fine semi-detached period house with Grade II listed status, set in a highly desirable position within striking distance of the cathedral, town centre and train station. The property is arranged across four levels and offers four bedrooms and a wealth of attractive original details, including sash windows and ceiling corning, alongside elegant décor and styling throughout.



3 RECEPTION ROOMS



4 BEDROOMS



2 BATHROOMS



ON-STREET PARKING



GARDEN



FREEHOLD



TOWN



1,635 SQ FT



**GUIDE PRICE
£1,500,000**



The property

100 Fishpool Street is a classic 19th century semi-detached family home, set in St. Albans' sought-after Cathedral Quarter. The three reception rooms include a well-proportioned dining room with front aspect sash window, a spacious and elegant first-floor sitting room with a handsome cast-iron open fireplace and large shuttered sash window overlooking the park, as well as a games room in the basement, featuring sleek modern styling, built-in storage, and overhead LED lighting. The ground floor kitchen next to the dining room benefits from a bespoke fitted kitchen with tiled flooring and an Aga. A modern utility room adjoining the kitchen provides additional space for appliances and storage. The first floor also includes a family bathroom and the principal bedroom, while the second floor offers two further double bedrooms, one of which benefits from an en suite shower room, and a single bedroom. The well proportioned rooms throughout allow for flexibility in their use.

Outside

At the front, the property opens directly onto Fishpool Street with steps leading to the front door with its arched fanlight. There is a covered passageway at the side, which leads to the utility room entrance and onwards to the terraced, walled rear garden. It includes a patio area, raised beds and various established shrubs.



Location

The property is in the heart of the Cathedral Quarter in the old conservation area and within striking distance 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 0.3 miles
Hemel Hempstead 5.2 miles
Harpenden 5.2 miles
Hatfield 6.0 miles
Welwyn Garden City 8.2 miles

Nearby Stations

St. Albans City
St. Albans Abbey
Park Street
How wood
Bricket Wood
Harpenden

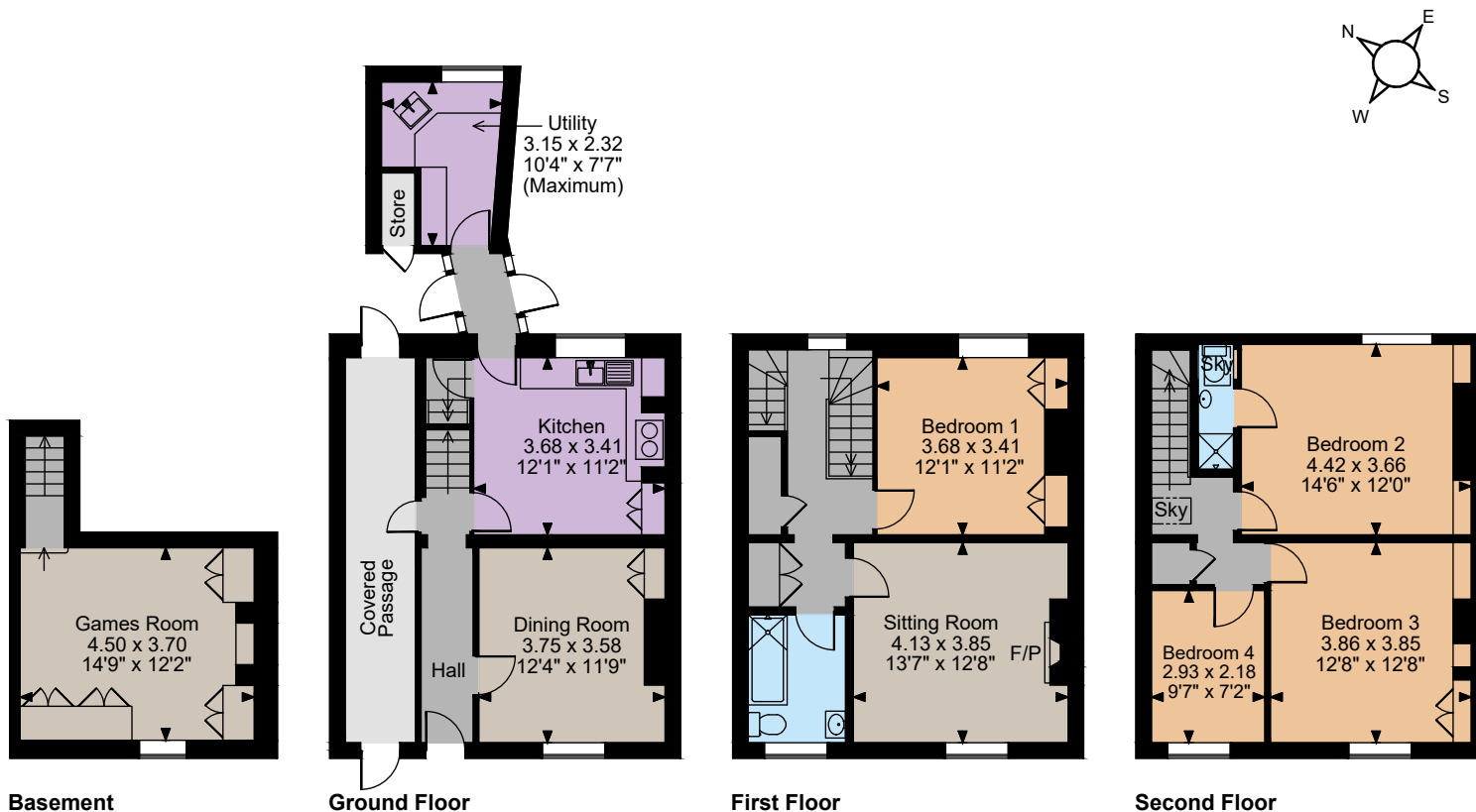
Key Locations

Verulamium Park
University of Hertfordshire (Hatfield)
Knebworth House
Whipsnade Zoo
Chilterns National Landscape

Nearby Schools

St. Albans School
St. Michael's Church of England Voluntary Aided Primary School
Aboyne Lodge Junior Mixed and Infant School
The Abbey Church of England Voluntary Aided Primary School
Alban City School
St. Columba's College
Prae Wood Primary School
St. Albans Independent College
St. Peter's School
Maple Primary School





The position & size of doors, windows, appliances and other features are approximate only.
© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8634941/TML



Floorplans

Main House internal area 1,635 sq ft (152 sq m)
Covered Passage internal area 108 sq ft (10 sq m)
Total internal area 1,743 sq ft (162 sq m)
For identification purposes only.

Directions

AL3 4RX
///what3words: settle.couches.nasal

General

Local Authority: St Albans City and District Council

Services: Electricity, gas, mains water and drainage

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

Council Tax: Band G

EPC Rating: E

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

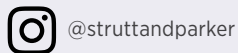
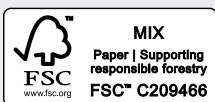
St Albans

15 London Road, St Albans, AL1 1LA

01727 840285

stalbans@struttandparker.com
struttandparker.com

IMPORTANT NOTICE: Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken Jan 2025. Particulars prepared Jan 2025. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited



Over 50 offices across England and Scotland,
including Prime Central London

For the finer things in property.

