



13 Spicer Street, St. Albans

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13 Spicer Street St. Albans AL3 4PH

A charming three-bedroom house in the heart of St. Albans Cathedral Quarter

St. Albans city centre 0.1 miles, St. Albans City mainline station 0.9 miles (19 minutes to London St. Pancras), M25 (Jct 21A) 3.1 miles

Sitting room | Lounge/Dining room
Kitchen | 3 Bedrooms | Family bathroom | Shower room | Office
Utility room | Garden | EPC rating E

proportioned sitting room, which could alternatively be used as a bedroom with its adjoining shower room.

There are three well-presented bedrooms on the first floor, including one which is ideal for use as a nursery, a study or a dressing room. All three bedrooms have built-in storage, including the principal bedroom at the front. Also on the first floor is the family bathroom with its over-bath shower.



The property

13 Spicer Street is a delightful end-of-terrace house providing stylish accommodation arranged across three levels. The décor is clean and neutral, with high-quality contemporary fittings throughout.

The ground floor has a 22ft lounge/dining room with wooden flooring and a fireplace with a woodburning stove. Steps lead down to the kitchen area, which has a breakfast bar, shaker-style units, integrated appliances and French doors opening onto the garden. The lower ground floor provides further space in which to relax or entertain in the well-



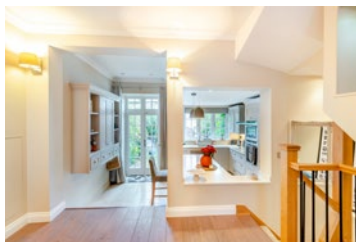


Outside

At the front there are steps leading from the street to the entrance, with a light well providing a source of daylight to the lower ground floor accommodation. Parking is available along Spicer Street for resident permit holders. At the rear of the house there is a low maintenance walled garden with paved terracing, an artificial turf lawn and border shrubs and hedgerows. There is also a storage shed and double timber gates opening to Queen Street, which could allow vehicle access for off-road parking if required.

Location

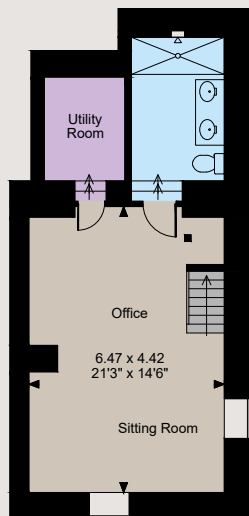
The property is in the heart of the Cathedral Quarter in the old conservation area and within very easy reach of the City Centre, with its wealth of amenities including shopping and leisure activities, Verulamium Park, The Abbey, St Michael's Village and very well regarded local schools. The mainline 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.



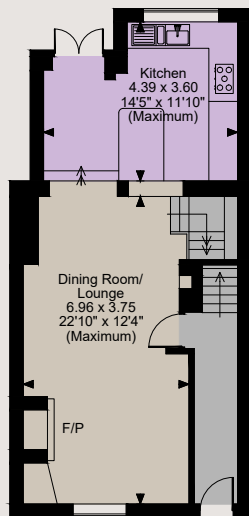
Floorplans

House internal area 1,500 sq ft (139 sq m)

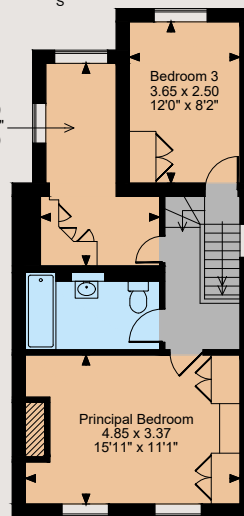
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Lower Ground Floor



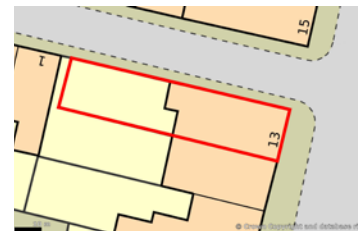
Ground Floor



First Floor

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

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General

Local Authority: St. Albans City and District Council

Services: Mains gas, electricity and drainage,

Council Tax: Band E

Tenure: Freehold

Guide Price: £1,150,000

St Albans

15 London Road, St Albans, AL1 1LA

01727 840285

stalbands@struttandparker.com
struttandparker.com

[Twitter](#) @struttandparker

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