



**BRADFORD  
& HOWLEY**  
HARPENDEN | MARSHALSWICK | ST ALBANS

Albion Road, St. Albans, AL1 5EB  
Asking Price £750,000



A unique and interesting two bedroom CHARACTER COTTAGE located in the vibrant Fleetville area of St Albans with on street parking and only a short walk to local schooling and amenities.

The property has been tastefully finished by the current owner and features an open plan living/family area, exposed steel and a magical, peaceful garden with GARDEN ROOM enjoying its own wc.

The ground floor features wood panelling in the living room with feature fireplace leading onto the extended and remodelled high gloss fully fitted kitchen featuring exposed steel, sky lights, feature concrete wall, LOG BURNER and BI-FOLD DOORS.

Located on the first floor are the two bedrooms and the beautifully fitted shower room.

To the rear the stone tiled private garden faces west, and the modern garden room includes a wc and log burner.

**Tenure: Freehold**  
**Council Tax Band: D**  
**EPC Rating: D**

















## Ground Floor

Approx. 41.6 sq. metres (447.5 sq. feet)



## First Floor

Approx. 35.0 sq. metres (377.1 sq. feet)



Total area: approx. 76.6 sq. metres (824.6 sq. feet)

Floor plan is for marketing purposes only and is to be used as a guide.  
Plan produced using PlanUp.

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