



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

Blacksmiths Lane, St. Albans, AL3 4SQ  
Asking Price £575,000



Located in the heart of the St Michaels Conservation area is this beautifully presented TWO BEDROOM period Cottage. The property is within easy reach of Verulamium Park, lakes and the Roman theatre and ruins.

The ground floor comprises of an open plan living / dining room with a wood burning stove, modern kitchen, and shower room. Upstairs is a main bedroom to the front with a feature fireplace and built in wardrobes and a second bedroom. Accessed via a ladder in bedroom two is the loft area with a Velux window and space for a desk making a great home office.

Externally the property benefits from residents parking to the front and a low maintenance rear garden with decking, artificial lawn, and patio areas.

Blacksmiths Lane is located in a prime cul-de-sac location in the heart of ancient Britain. Situated to the west side of St Albans, the property sits within an inviting community spirit, access to local festivals and other events.

The property is just a short walk to the city centre, well regarded schools, and the local parks.

**Tenure: Freehold**  
**Council Tax Band: E**  
**EPC Rating: C**

















### Ground Floor

Approx. 31.0 sq. metres (333.7 sq. feet)



### First Floor

Approx. 21.5 sq. metres (231.9 sq. feet)



### Second Floor

Approx. 10.7 sq. metres (115.2 sq. feet)



**Total area: approx. 63.3 sq. metres (680.8 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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**f** @bradfordandhowley  
**@** @bradfordandhowley  
**in** @bradford-howley  
**@** @bradfordhowley4660

**01727 898150**  
**stalbans@bradfordandhowley.com**  
**8 Chequer Street, St Albans, Herts, AL1 3XZ**

bradfordandhowley.com