



Romeland, St Albans, AL3 4EZ

Guide price £725,000



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An opportunity to acquire a rarely available Grade II listed home in the heart of the Abbey conservation area. This two bedroom property has been maintained to a high standard by the current owner and provides accommodation arranged over three floors.

The property enjoys a wealth of period charm to include exposed beams and feature brick and flint walls, with the living room enjoying an impressive inglenook fireplace.

On the ground floor there is an entrance hall which opens into a cosy living room. The kitchen is positioned at the rear of the property which opens out onto a delightful southeast facing courtyard style rear garden with a day bed and stunning views of St Albans Cathedral.

On the lower ground floor there is a tv room/study which could alternatively be used as an occasional third bedroom.

On the first floor, the wonderful master bedroom enjoys views to the front over Romeland gardens, the second bedroom is also a double and the first floor bathroom enjoys striking views from the side window on the Cathedral.

Romeland is a picturesque and desirable location, a short stroll to St Albans Cathedral and adjoining lakes and parkland, the vibrant city centre with a variety of coffee shops, restaurants, leisure facilities and the mainline station are within walking distance.



ACCOMMODATION

Entrance

Steps up to front door opening into:

Entrance Hall

Coat hanging space, exposed brick and beam feature wall, part glazed door into:

Living Room 13'8 x 11'6 (4.17m x 3.51m)

Impressive inglenook fireplace with gas living flame fire, exposed brick and beams, tiled hearth, window to front, radiator, oak style flooring, storage cupboard, part glazed door into:

Kitchen 14'11 x 7'5 (4.55m x 2.26m)

A range of wall, base and drawer units, contrasting granite work surface, inset sink with mixer tap, four ring gas hob, oven under, light and filter unit over, integrated slimline dishwasher, integrated washing machine, integrated fridge freezer, window to rear, door to garden, stair case to first floor and lower ground floor.



LOWER GROUND FLOOR

TV Room / Study 12'1 x 10'7 (3.68m x 3.23m)

A versatile space on the lower ground floor, currently used as a TV room and home office, window to front, radiator, exposed flint, brick and beam feature walls, storage cupboard.



FIRST FLOOR

Landing

Feature beams, doors to:

Bedroom One 14'1 x 13'4 max (4.29m x 4.06m max)

Wonderful master bedroom with part vaulted ceiling, window to front overlooking Romeland gardens, further window to rear, radiator, fitted wardrobes.

Bedroom Two 7'10 x 7'0 (2.39m x 2.13m)

Double bedroom, radiator, window to rear with views of the Cathedral.

Bathroom

White suite, wc, pedestal washbasin, bath with mixer tap and shower over, window to side overlooking the Cathedral, radiator, spotlights.

EXTERIOR

Rear Garden

A charming southeast facing courtyard style garden with striking views of St Albans Cathedral, patio area with raised beds, feature archway, daybed with awning, outside tap.

Viewing Information

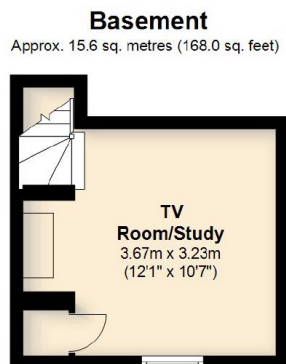
BY APPOINTMENT ONLY THROUGH PUTTERILLS, THROUGH WHOM ALL NEGOTIATIONS SHOULD BE CONDUCTED.

Environmental Impact Rating

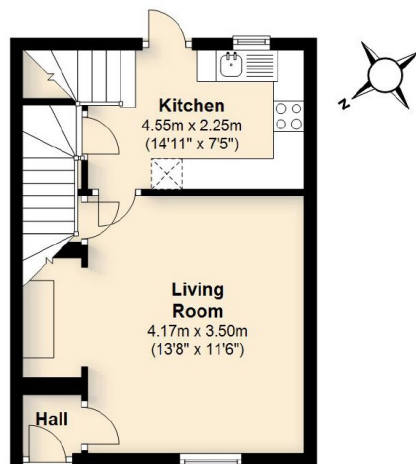
An EPC is not applicable to this property due to it being Grade II Listed.



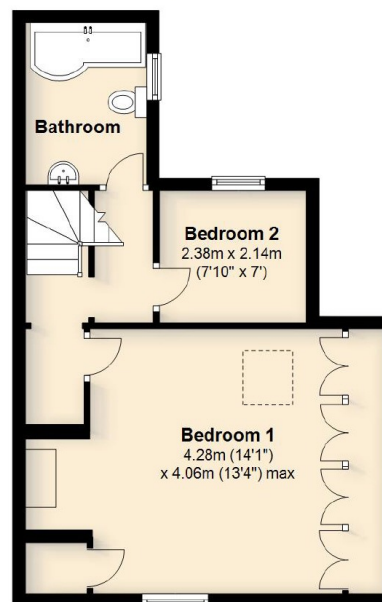




Ground Floor
Approx. 29.7 sq. metres (319.9 sq. feet)



First Floor
Approx. 40.3 sq. metres (433.4 sq. feet)



Total area: approx. 85.6 sq. metres (921.2 sq. feet)

Not to Scale. For identification purposes only.
Plan produced using PlanUp.

Awaiting
EPC