



Alma Cut, St Albans, AL1 1QB

Price £625,000





## Alma Cut, St Albans, AL1 1QB

A deceptively spacious two double bedroom period property providing accommodation arranged over three floors.

A real feature of this home is the impressive open plan kitchen / diner with part vaulted glass roof and bi-fold doors opening onto a west facing garden.

The dual aspect living room enjoys a wood burning stove and on the top floor there are two double bedrooms and cloakroom.

To the rear of the house the west facing garden enjoys a decked area, lawn, shrubs and plants, shed and wood store.

Alma Cut is quiet side street located off Old London Road, ideally positioned within walking distance of the mainline station and St Albans city centre and the popular Odessey Cinema, café's, restaurants and pubs can all be found





## ACCOMMODATION

### Entrance

Front door opening into:

### Living Room 21'5 x 12'4 (6.53m x 3.76m)

A dual aspect living room, double glazed sash style window to front, further window to rear, stripped floorboards, wood burner, fitted book shelves and television cupboard, two radiators.

## LOWER GROUND FLOOR

### Lobby Area

Under stairs storage cupboard.

### Kitchen / Diner

Impressive open plan space with part vaulted glass roof, bi-fold door, tiled floor with underfloor heating, range of wall, base and drawer units, gas hob, electric oven, light and filter unit, slimline dishwasher, low level fridge and freezer, Butler sink with mixer tap, microwave, old style radiator, feature beams.

### Utility Cupboard

Space and plumbing for washing machine and storage shelves.

### Bathroom

Bath with mixer tap and shower over, washbasin with mixer tap and vanity storage, wc, tiled floor, extractor, radiator.

## FIRST FLOOR

### Landing

Access to loft, doors to:





**Bedroom One 12'4 max x 10'11  
(3.76m max x 3.33m)**

Double bedroom, radiator, sash style double glazed window to front, fitted wardrobes.

**Bedroom Two 10'2 x 9'2 (3.10m x 2.79m)**

Double bedroom, window to rear, door to:

**En-Suite Cloakroom**

Low level wc, washbasin with mixer tap, spotlights.

**EXTERIOR**

**Garden**

West facing, decked area, patio area, lawn, shrubs and plants, shed.

**Viewing Information**

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

**Environmental Impact Rating**

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO2) emissions. The higher the rating, the less impact it has on the environment.

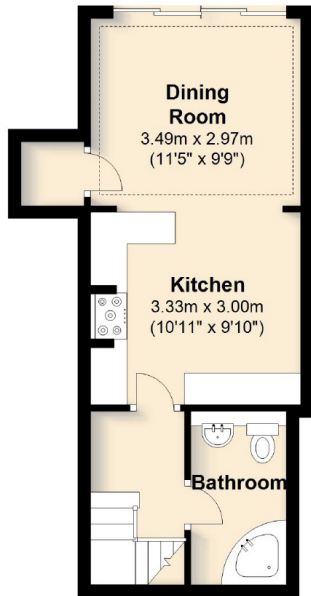






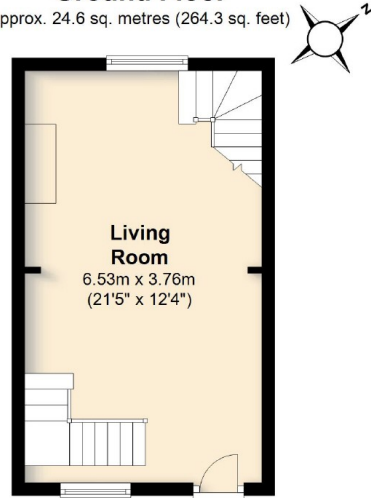
## Basement

Approx. 30.8 sq. metres (331.3 sq. feet)



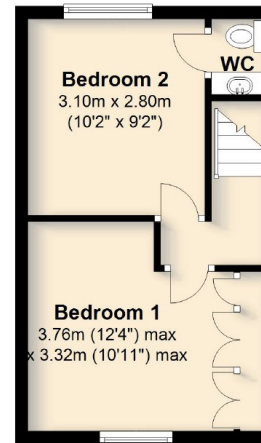
## Ground Floor

Approx. 24.6 sq. metres (264.3 sq. feet)



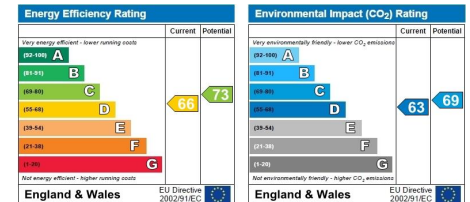
## First Floor

Approx. 24.4 sq. metres (262.3 sq. feet)



Total area: approx. 79.7 sq. metres (857.9 sq. feet)

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



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