





-  3 Bedrooms
-  1 Bathroom
-  2 Receptions
-  Wrap Around
-  Garage & Parking

Freehold

Council Tax Band:
F £3,260.30 (25/26)

Local Authority:
St Albans District Council



Grade II Listed 16th-Century cottage in a semi-rural area with countryside views, easy access to St Albans and Leverstock Green.

Description

Presenting a charming semi-detached home, this rare Grade II Listed property is offered with no onward chain on a spacious plot with large gardens front and rear. The home benefits from off-street parking and a single garage. Inside, you'll find a spacious entrance hall leading to a large dual aspect living room with exposed beams and a bay window, and an impressive dining room with parquet flooring and an Inglenook fireplace. A corridor from the living room leads past the bathroom and separate WC to a bright kitchen with space for dining furniture. Stairs from the dining room lead to the first floor with three bedrooms, each accessed by separate staircases, plus a large room beyond bedroom three for flexible use. The lovely gardens are unexpectedly private and picturesque, featuring sizeable lawns, a useful outbuilding, and detached garage. Additional land provides more off-street parking. Note: Applications are made for a solar farm in adjoining fields. Property is drained to a septic tank.

Location

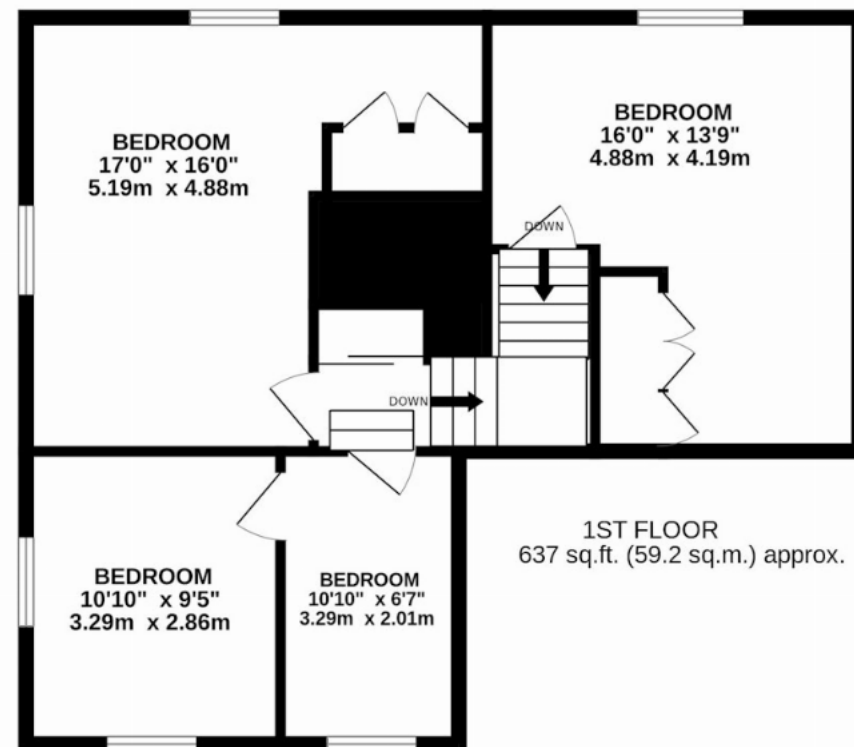
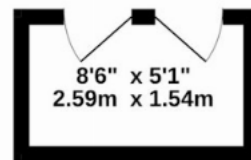
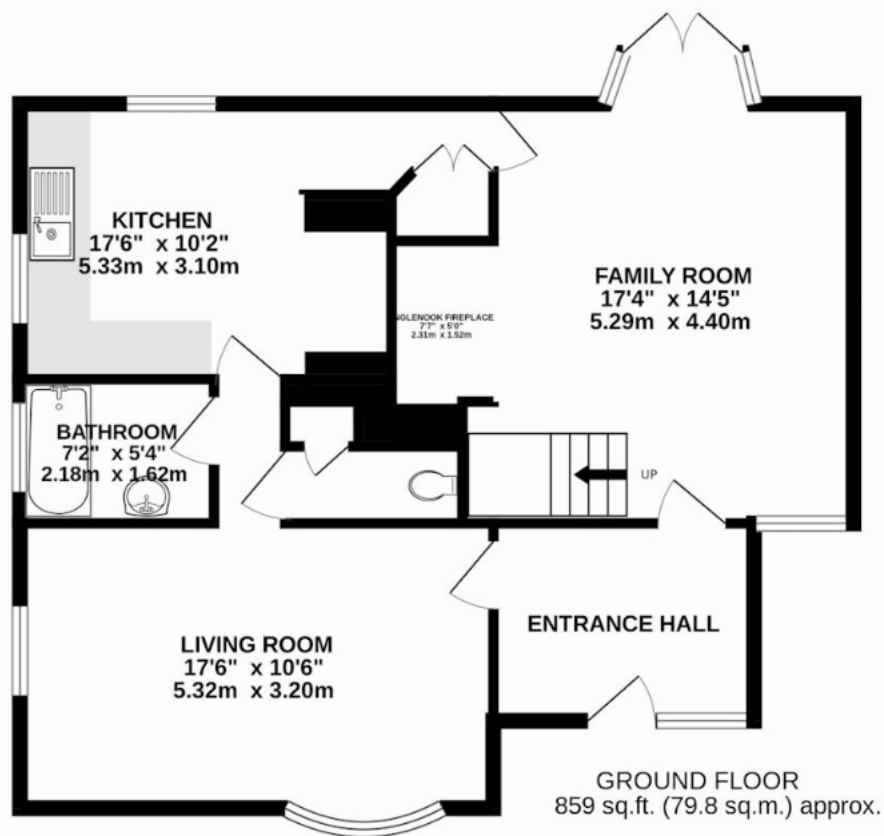
Located south-west of St Albans, this rural property offers easy access to the city's amenities and train station with fast links to central London. Close to Leverstock Green village, it's also conveniently near the M1 and M25.

Buyers Information: - In compliance with the UK's Anti Money Laundering (AML) regulations, we are required to confirm the identity of all prospective buyers at the point of an offer being accepted and use a third party, Identity Verification System to do so. There is a nominal charge of £48 (per person) including VAT for this service. For more information, please refer to the terms and conditions section of our website.









TOTAL FLOOR AREA : 1496 sq.ft. (139.0 sq.m.) approx.

This floorplan is for illustration purposes only. The measurements and position of each element are approximate and must be viewed as such.

Important Information These particulars do not constitute an offer or contract in whole or part. The statements contained herein are made without responsibility on the part of Ashtons or the vendors and they cannot be relied upon as representatives of fact. In respect of floor plans, these are for illustrative purposes only. The measurement and position of each element is approximate and must be viewed as such. Intending purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. The vendors do not make or give, and neither Ashtons nor any person in their employment has any authority to make or give, any representation or warranty whatsoever in relation to this property. We offer a wide range of services through third party providers including solicitors, surveyors, removal firms, mortgage providers and EPC suppliers. We receive additional payments for administering suppliers quoting software and making referrals. You are not under any obligations to use these services and it is your discretion whether you choose to deal with these parties or your own preferred supplier. You should be aware the average payment we received in 2024 equated to £29.76 per referral.