



A wonderful two bedroom Victorian cottage in a central St. Albans position.

**24 Bernard Street, St. Albans, Hertfordshire, AL3 5QN**

Freehold





Recently refurbished throughout to a high standard • Many original style period features • Two bedrooms • Two reception rooms which are semi open plan • Large East facing rear garden • Great central position

#### Local Information

Approx mileages: St. Albans mainline station – 0.7 miles by foot St Pancras International from 18 minutes, St Albans City centre – 0.2 miles, Harpenden – 4.6 miles, M1 junction 6a – 4.9 miles, M25 junction 21A – 4.2 miles, London Luton Airport - 12.1miles, London Heathrow airport – 26.3 miles.

The location offers commuters several options for travel, particularly with St. Albans train station under a mile away. St. Albans is an attractive and affluent historic town, which features a twice weekly street market and a superb range of restaurants, wine bars and retail opportunities.

Bernard Street is a very popular residential road situated towards the northern side of the city and well placed for communication links to London and the city centre. St. Albans offers an array of excellent schools, both private and state, and communication links by road and rail to London and the north are some of the best in the country.

#### About this property

This classic Victorian terraced house has recently been refurbished to a high standard and is located in a most convenient position for St. Albans city centre.

Arranged over the ground floor are two reception rooms, which are semi open plan, and a newly fitted kitchen.

The first floor comprises two bedrooms and a nicely fitted family bathroom.

Whilst having been refurbished, the current owner has maintained and enhanced many of the original features including, high ceilings, original style fireplaces, coving and skirting joinery.

There is a long east facing garden, which is mostly laid to lawn and features a newly constructed raised timber decked area with useful garden shed.

#### Tenure

Freehold

#### Local Authority

St. Albans City & District Council

#### Energy Performance

EPC Rating = D

#### Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Harpenden Office. Telephone: 01582 465 000.

#### Agent Comments

Please note that some of the images have been virtually staged and have computer generated images of furniture superimposed onto photographs of the property. The furniture shown is not included in the sale.

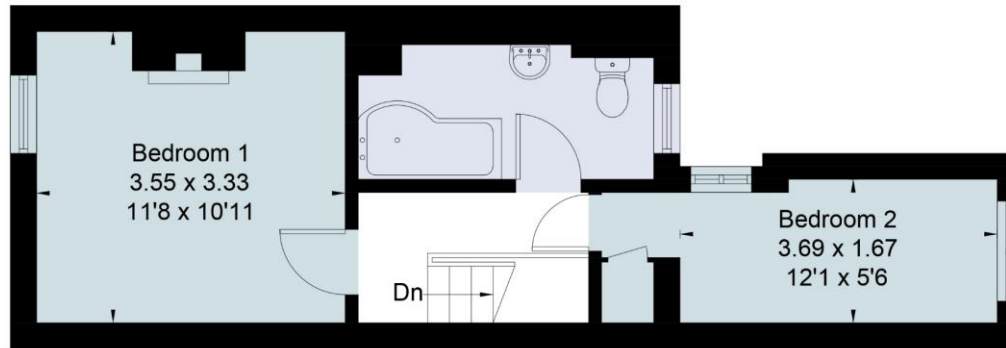




Please note, the furniture in this image has been virtually staged.

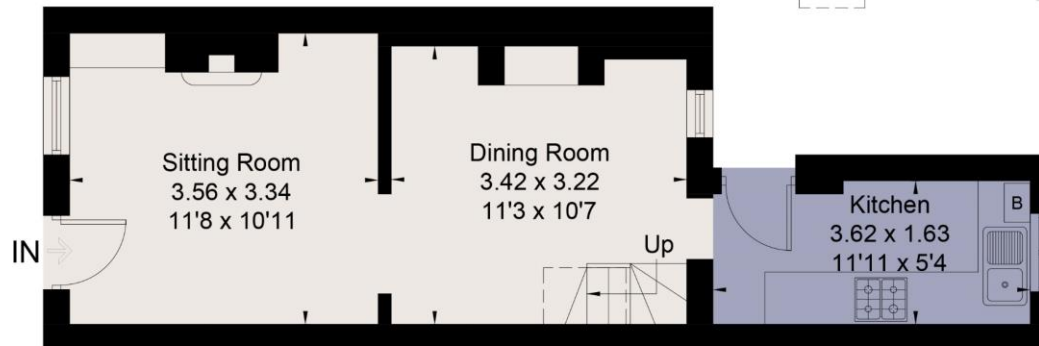


Approximate Area = 59.6 sq m / 641 sq ft  
Including Limited Use Area (1.0 sq m / 11 sq ft)  
For identification only. Not to scale.  
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First Floor

[Dashed line] = Reduced head height below 1.5m



Ground Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>		
(55-68) <b>D</b>	67	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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