





A simply stunning character cottage dating back almost 400 years, situated in one of St Albans' most favoured settings, close to St Michael's Village and within walking distance of the City centre and mainline station beyond.

## Guide £340,000

Arranged over three levels this beautifully presented home has been sympathetically refurbished by its current owners, and provides many period features typical of the era.

The accommodation comprises: Kitchen accessed via a stable door with solid oak work surfaces and underfloor heating, shower/wet room, living room with open fireplace, bedroom with views across rooftops to the Cathedral.

The property further benefits from a pretty south-facing courtyard garden and on-street permit parking (zone Q) in Fishpool Street.





## Ground Floor

Kitchen 3.38m x 2.97m

Shower Room

## First Floor

Living Room 3.67m x 3.18m

## Second Floor

Bedroom 3.63m x 3.27m

## Outside

Garden



Collinson  
Hall





**PLEASE NOTE**

These particulars do not constitute an offer or contract in whole or in part. Please note that these details have been prepared for prospective purchasers as a general guide. We have endeavoured to be accurate in their preparation, but any intending purchaser should not rely on them as statements or representations of fact. In respect of the floor plans, these are for illustrative purposes only and room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore may include cupboards/shelves, etc. No responsibility is taken for any error. Accordingly they should not be relied upon for carpets and furnishings. The services, systems and appliances at the property have not been tested and no guarantee as to their operability or efficiency can be given.