



Grange Street, St. Albans  
Hertfordshire, AL3

150  
YEARS

**HAMPTONS**  
INTERNATIONAL

# Three bedroom Victorian Villa within new development with parking

Hamptons International

2 High St, St. Albans, Hertfordshire, AL3 4EL

Sales. 01727 890770

stalbans@hamptons-int.com

[www.hamptons.co.uk](http://www.hamptons.co.uk)

large entrance hall | sitting room | 20ft kitchen/dining/family room | cloakroom | three bedrooms | en-suite | separate shower room | courtyard garden | allocated off street parking

**Guide Price £795,000 Freehold**

## Description

EXCLUSIVE NEW DEVELOPMENT - central St Albans due for completion early Summer 2019 - 2 of 5 units remaining

Part of an exclusive development of just 5 properties due for completion early Summer 2019, and consisting of two Victorian fronted dwellings onto Grange Street and three mews style terraces at the rear, all with private parking and outside space.

No.8 Grange Street forms part of the front of the development and provides 1138 sq ft of accommodation over two floors to include a large entrance hall, sitting room, cloakroom, and fabulous 20ft kitchen/dining/family room at the rear opening into the courtyard garden. On the first floor are three bedrooms, shower room and en-suite, fitted with quality sanitary ware throughout.

## Outside

To the rear is a private courtyard garden and access to the rear of the development where there are allocated off street parking spaces for all the five dwellings.

## Location

The historical city of St Albans provides for a comprehensive range of shopping, restaurants and leisure facilities. Locally there is an excellent selection of schooling, both state and private.

For the commuter, there is a train link to London St Pancras International and Kings Cross with interconnecting Eurostar service direct to Brussels and Paris. The M25 is available at junction 21A connecting to the national motorway network. The surrounding countryside provides for an abundance of leisure activities including walking, riding, numerous golf courses, leisure centres and many areas of historical interest.

## Additional Information

St Albans and District Council: 01727 866100

## EARLY RESERVATION OPTIONS

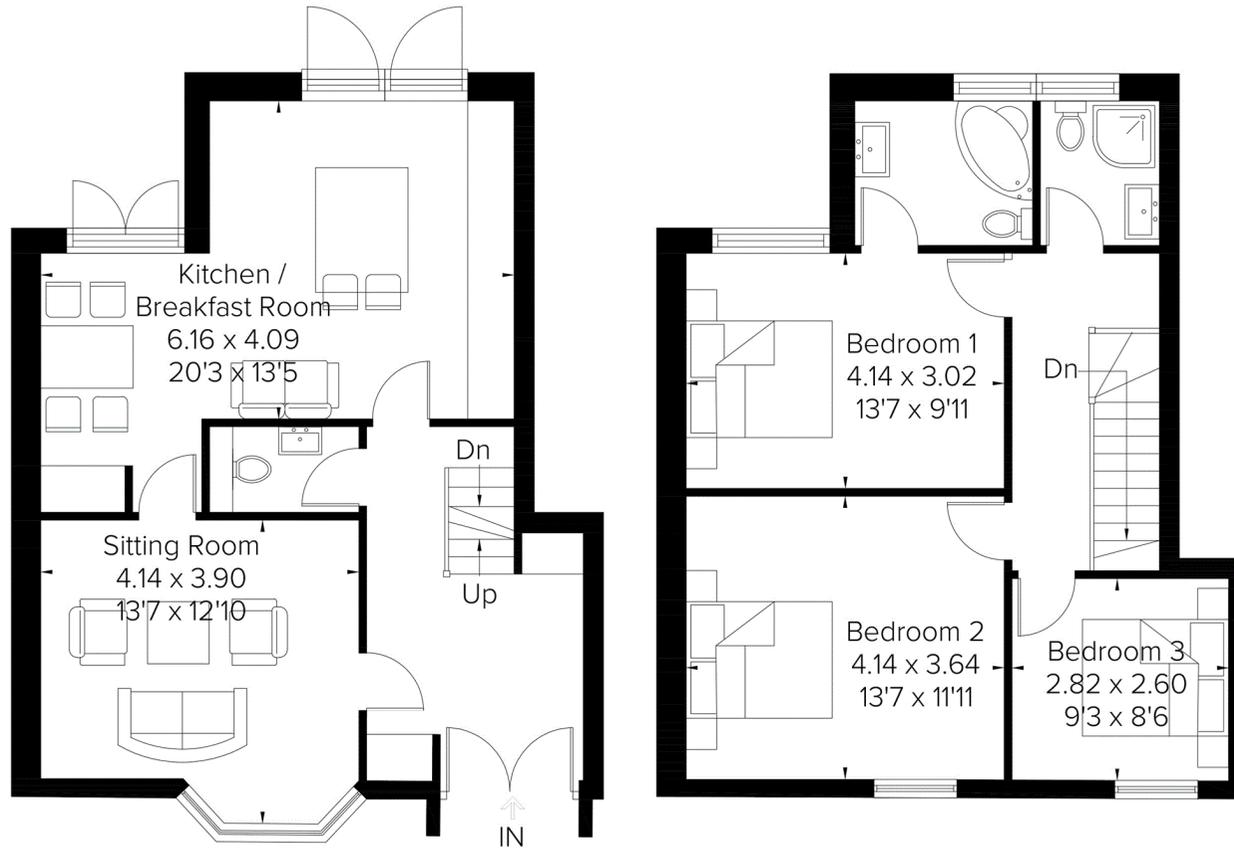
Should any party reserve at the early stages of marketing there may be some choice with regard decoration colours, bathroom tiling, lighting options, kitchen units and flooring. All subject to timing.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		94
(81-91)	B	83	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

8 Grange Street

Approximate Gross Internal Area = 105.7 sq m / 1138 sq ft



Ground Floor

First Floor

Illustration for identification purposes only. Not to scale  
Ref: 225599

**FOR CLARIFICATION** We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

