



100 Fishpool Street
St Albans, Hertfordshire

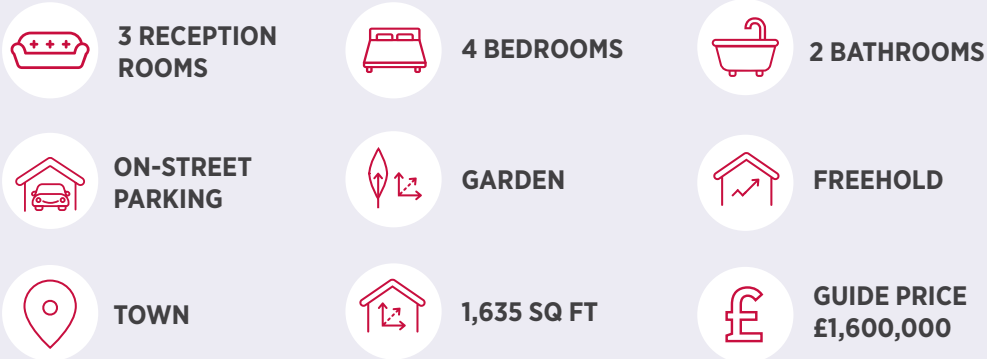
**STRUTT
& PARKER**

BNP PARIBAS GROUP



An elegant Georgian family home in the heart of St. Albans conservation area

A fine semi-detached period house with Grade II listed status, set in a highly desirable position within striking distance of the cathedral, town centre and train station. The property is arranged across four levels and offers four bedrooms and a wealth of attractive original details, including sash windows and ceiling corning, alongside elegant décor and styling throughout.



The property

100 Fishpool Street is a classic 19th century semi-detached family home, set in St. Albans' sought-after Cathedral Quarter. The three reception rooms include a well-proportioned dining room with front aspect sash window, a spacious and elegant first-floor sitting room with a handsome cast-iron open fireplace and large shuttered sash window overlooking the park, as well as a games room in the basement, featuring sleek modern styling, built-in storage, and overhead LED lighting. The ground floor kitchen next to the dining room benefits from a bespoke fitted kitchen with tiled flooring and an Aga. A modern utility room adjoining the kitchen provides additional space for appliances and storage. The first floor also includes a family bathroom and the principal bedroom, while the second floor offers two further double bedrooms, one of which benefits from an en suite shower room, and a single bedroom. The well proportioned rooms throughout allow for flexibility in their use.

Outside

At the front, the property opens directly onto Fishpool Street with steps leading to the front door with its arched fanlight. There is a covered passageway at the side, which leads to the utility room entrance and onwards to the terraced, walled rear garden. It includes a patio area, raised beds and various established shrubs.



Location

The property is in the heart of the Cathedral Quarter in the old conservation area and within striking distance of the City Centre, with its wealth of amenities including shopping and leisure activities, Verulamium Park, The Abbey, St Michael's Village and very well-regarded local schools. The mainline station, with its fast through services via St Pancras International to the City (19 mins) Gatwick and beyond, is also close at hand. Road users enjoy easy access to the M1, M25 and the A1(M) and to the airports at Heathrow, Luton and Stansted.



Distances

St. Albans city centre 0.3 miles
Hemel Hempstead 5.2 miles
Harpenden 5.2 miles
Hatfield 6.0 miles
Welwyn Garden City 8.2 miles

Nearby Stations

St. Albans City
St. Albans Abbey
Park Street
How wood
Bricket Wood
Harpenden

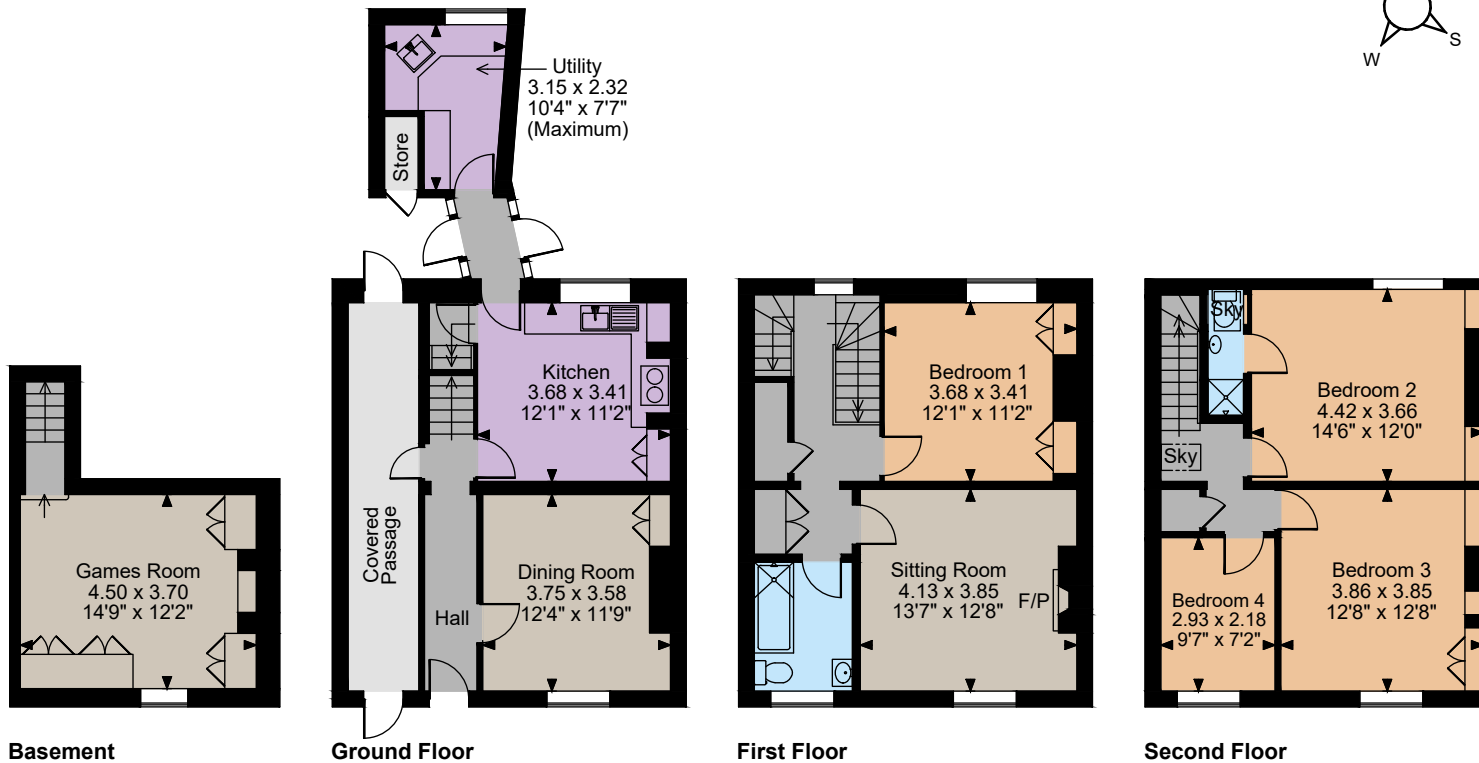
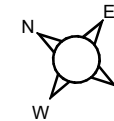
Key Locations

Verulamium Park
University of Hertfordshire (Hatfield)
Knebworth House
Whipsnade Zoo
Chilterns National Landscape

Nearby Schools

St. Albans School
St. Michael's Church of England Voluntary Aided Primary School
Aboyne Lodge Junior Mixed and Infant School
The Abbey Church of England Voluntary Aided Primary School
Alban City School
St. Columba's College
Prae Wood Primary School
St. Albans Independent College
St. Peter's School
Maple Primary School





The position & size of doors, windows, appliances and other features are approximate only.
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Floorplans

Main House internal area 1,635 sq ft (152 sq m)
 Covered Passage internal area 108 sq ft (10 sq m)
 Total internal area 1,743 sq ft (162 sq m)
 For identification purposes only.

Directions

AL3 4RX
 ///what3words: settle.couches.nasal

General

Local Authority: St Albans City and District Council

Services: Electricity, gas, mains water and drainage

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band G

EPC Rating: E

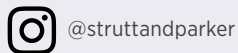
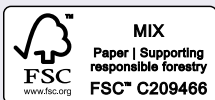
Wayleaves and easements: the property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.

St Albans

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