



## 21 Blacksmith's Lane

St Michael's Village | St Albans | Hertfordshire | AL3 4SQ

**STRUTT  
& PARKER**

# 21 Blacksmith's Lane

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AL3 4SQ

A lovingly refurbished two bedroom Victorian end of terrace cottage, situated in the heart of St Michael's Village and forming part of the Gorhambury Estate.

Entrance Hall | Sitting Room | Kitchen |  
Two Bedrooms | Bathroom | Garden | Brick Outbuilding

## Situation

This pretty and spacious terraced cottage is situated in the much sought after Conservation Area of St Michael's, on the west side of the historic city of St Albans. It forms part of the Gorhambury Estate and is located approximately one mile from the city centre and two miles from the mainline railway station, providing direct access to London and The City via St Pancras.

## The Property

A charming 19th Century two bedroom terraced cottage incorporating traditional features and modern kitchen and bathroom suites. The property has been recently refurbished throughout to a very high standard, offering a very modern feel over a spacious layout. The property overlooks a very large and pretty cottage garden to the rear and side and benefits from extensive storage in the brick outbuilding.



## Ground Floor:

### Entrance Hall

Stairs to first floor and door to sitting room.

### Sitting Room 4.0m x 3.7m

A spacious reception area with traditional fireplace with brick surround and stone hearth. Sash window to front. Doors to under stairs cupboard and to kitchen. Carpet, radiator and aerial point.

### Kitchen 4.9m x 4.2m (max)

An impressive and unique dining and living area offering great storage with a range of shaker style fitted base and wall units. AEG appliances throughout including electric oven and gas hob with stainless steel extractor hood over. Stainless steel sink, washing machine, dishwasher, fridge and freezer. Tiled splash back and tiled flooring throughout. Windows and door providing access to rear garden.

## First Floor:

### Bedroom One 3m x 4m

A large room with extensive built-in storage wardrobes, carpet, radiator, aerial point and sash window to front.

### Bedroom Two 3.3m x 2.3m

With carpet, radiator and sash window to rear offering views over the lovely cottage garden

### Bathroom 2.5m x 2.4m

Modern suite comprising bath with shower over and glass shower screen, sink with vanity unit, WC and radiator. Tiled flooring with window to rear.

## Outside

A superb traditional and large cottage garden laid mainly to lawn, with shrub and flower borders and patio area to the rear. The property also benefits from a lockable brick outbuilding providing additional storage space.

Parking may be available by separate negotiation.



## General

**Services** Mains electricity, gas, sewerage and water.

**Local Authority** St Albans City and District Council

**Council Tax** Band E

**Energy Performance Certificate** D (68)

**Rent** £1,500 per calendar month plus charges

**Term Length** 12 months initially

**Commencement Date** Available immediately

**Deposit** The ingoing tenant will be required to pay the equivalent of two months' rent to be held as a deposit for the duration of the tenancy.

## Charges

The following Tenant Charges may apply prior to tenancy commencement:

Credit References per applicant £50 plus VAT

Tenancy Agreement £200 plus VAT

Inventory recharged at cost of £120 plus VAT

All advertised prices are exclusive of utility and other associated services.

## Directions

Available directly from Strutt & Parker.

## Contact

For more information or to arrange a viewing please contact:

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**Viewing strictly by prior appointment through  
Strutt & Parker, St Albans.**



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