



Rose Cottage, Park Street, St. Albans,
Hertfordshire, AL2

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Set across two floors with over 1,300 sq.ft., the home offers a wide entrance hall/music room, lounge with Inglenook fireplace, dining room, kitchen, utility and cloakroom, plus three bedrooms, a large bathroom, dressing room and attic storage.



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Key Features

- Grade 2 Listed Cottage
- Semi-Detached
- Three Bedrooms
- Lounge with Inglenook Fireplace
- Dining Room
- Kitchen & Utility Room
- Downstairs Cloakroom
- Family Bathroom
- Courtyard Garden
- Off-Street Parking









Rose Cottage is a beautifully preserved Grade II listed home in the heart of Park Street, full of character, original beams, and the warm, timeless charm that makes this one of the village's most recognisable properties.

Set across two floors and offering over 1,300 sq.ft. of accommodation, the home features a spacious lounge with an Inglenook fireplace, a separate dining room, a well-proportioned kitchen, utility room and ground-floor cloakroom. Upstairs are three generous bedrooms, a large family bathroom, and a useful dressing room.

Outside, the cottage enjoys a private courtyard style rear garden, mature planting, and a peaceful setting just moments from local shops, highly regarded schools, and excellent transport links into St Albans and London.

Location

Park Street sits on the southern edge of St Albans, perfectly placed for local shops, everyday amenities and well-regarded schooling. Excellent transport links are close by, with swift access to the M25, M1 and A1, making this an ideal setting for buyers seeking a peaceful village feel without sacrificing convenience.



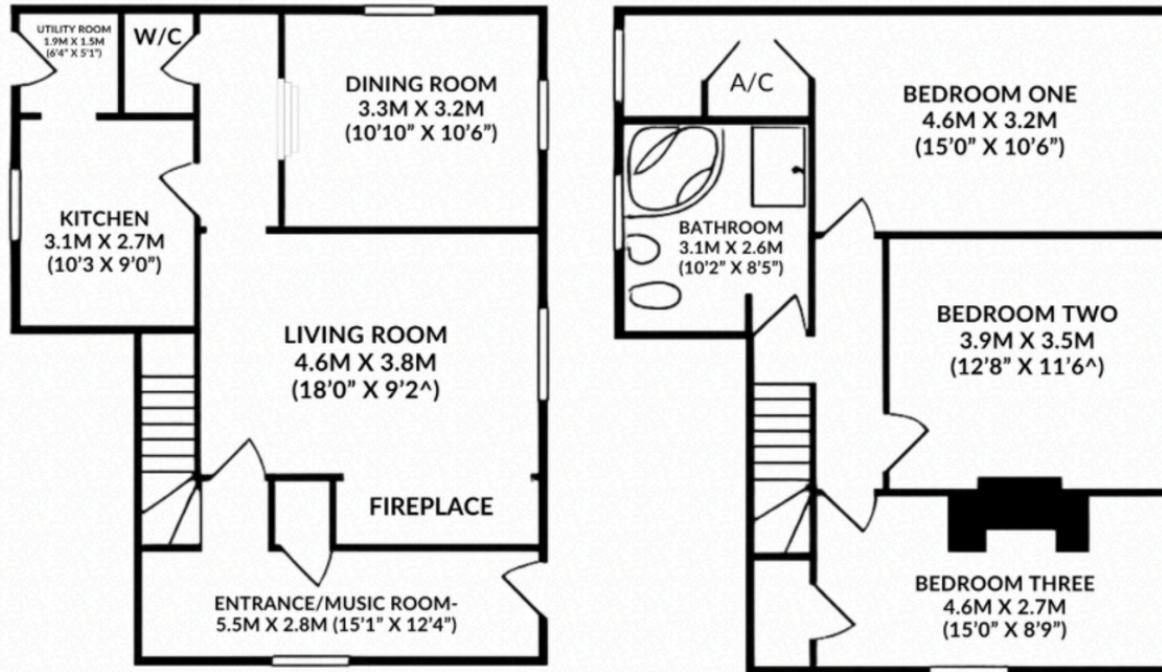




Rose Cottage
Park Street
St Albans



Neil Hughes



Total floor area. 121.5 sq.m. (1,308 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	64	77
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Tenure Type: Freehold
Council Tax Band: F
Council Authority: St Albans City

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