



**BRADFORD
& HOWLEY**
HARPENDEN | MARSHALSWICK | ST ALBANS

Cell Barnes Lane, St. Albans, AL1 5PS
Asking Price £575,000

A fantastic TWO BEDROOM terraced home with off street parking located to the east of the city and just a short walk to St Albans City Station. The property has been finished to a high standard throughout and would make a great first-time purchase, ideal for its new owners to move in and start enjoying all it has to offer straight away.

The ground floor is the real show piece to the home with the open plan space at the rear combining the kitchen, dining room and the garden, creating the perfect entertaining space for indoor/outdoor entertaining. With a stunning fully fitted kitchen and a dining area with bi-fold doors leading out to the rear garden, this space allows plenty of light to stream into the back of the property. Completing the ground floor accommodation is a cosy living room with a wood burning stove to the front.

Upstairs is the main bedroom with wood flooring and storage cupboard, second bedroom with built in wardrobes and a modern family bathroom.

Externally the property benefits from DRIVEWAY parking to the front and a well-maintained rear garden with decking, lawn, and patio areas.

Cell Barnes Lane is located to the southeast side of the city close to well-regarded schooling for all ages and is within easy reach of the mainline station and the city centre. There is an excellent variety of restaurants and shops close by on Hatfield Road and a small parade of shops further along on Cell Barnes Lane. St Albans City Station with its regular trains into London St Pancras is approximately 0.7 miles away.

Client Comment:

We've found this a great property both as first time buyers and as raising a young family. A minutes' walk from the newly renovated Cunningham Hill Green Space and allotments, and an easy walk to the restaurants, cafes, and pubs in the city centre.

Summer BBQs with the bifold doors open have been a real highlight. The driveway has been a huge benefit for us, not having to worry about finding busy street parking when coming home really makes a difference.

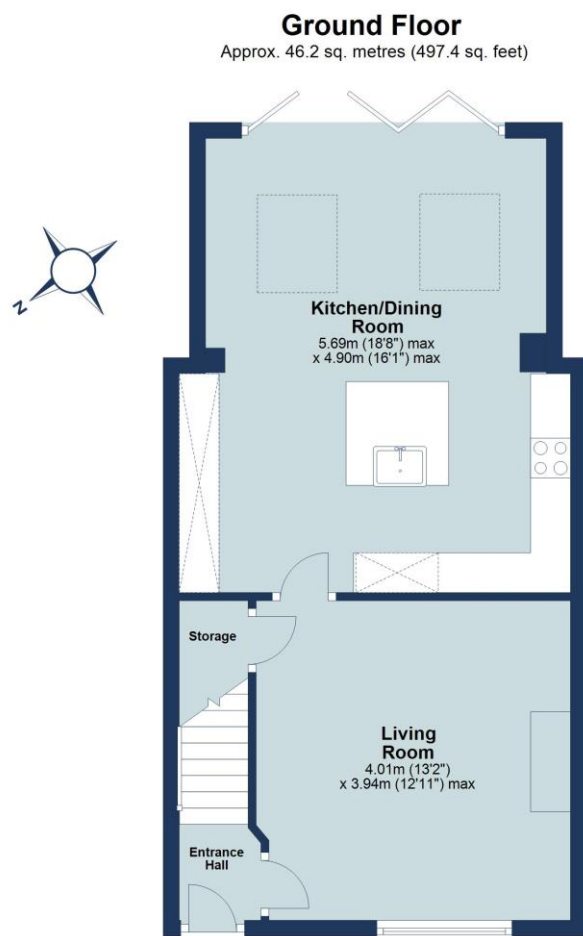
Tenure: Freehold
Council Tax Band: D
EPC Rating: C











Total area: approx. 79.8 sq. metres (859.1 sq. feet)

Floor plan is for marketing purposes only and is to be used as a guide.
Plan produced using PlanUp.

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