



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

Cell Barnes Lane, St. Albans, AL1 5PZ
Asking Price £450,000

Overlooking the green to the front is this three-bedroom terraced family home with the benefit of being sold with NO UPPER CHAIN. The property is a blank canvas and has scope to extend subject to the necessary planning permission.

The ground floor comprises a bright entrance porch, hallway, dual aspect living room and a kitchen with door out the rear garden. Upstairs are three bedrooms (two benefitting from built-in wardrobes) and family bathroom.

Externally the property benefits from a large rear garden with patio and lawn areas and a front lawn garden overlooking the green.

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.

Client Comment:

The neighbours and community in this area really are all welcoming and warm which makes it a very pleasant place to be. I have also really enjoyed having the mature green/trees in view from the garden, it makes it a very peaceful space.

The location of the property has made my day to day living here comfortable, even the simple things, like having a local co-op just minutes away; open from early until late, has been convenient.

Schooling, transport links, and local facilities are numerous and easily accessible.

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









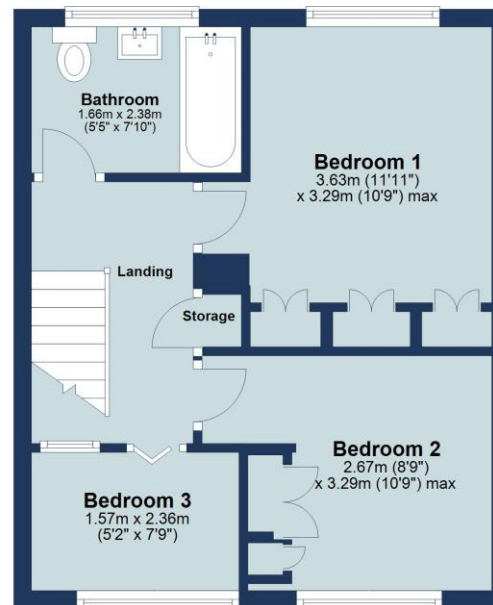
Ground Floor

Approx. 36.6 sq. metres (394.0 sq. feet)



First Floor

Approx. 33.4 sq. metres (360.0 sq. feet)



Total area: approx. 70.0 sq. metres (754.0 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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