



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

Cell Barnes Close, St. Albans, AL1 5QF  
Asking Price £535,000

Located in a quiet cul-de-sac is this well-presented THREE BEDROOM semi-detached family home with DRIVEWAY parking and a SOUTHEAST facing garden. This property has the added benefit of being sold with NO UPPER CHAIN.

The ground floor comprises of an entrance hallway, downstairs wc, separate kitchen and a dual aspect living / dining room. Upstairs are three well-proportioned bedrooms and a shower room.

Externally the property benefits from DRIVEWAY parking to the front and a southeast facing rear garden with an external brick built outbuilding. The property has plenty of scope to extend subject to the necessary planning permissions.

Cell Barnes Close 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 on Cell Barnes Lane. St Albans City Station with its regular trains into London St Pancras is approximately 1.2 miles away.

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









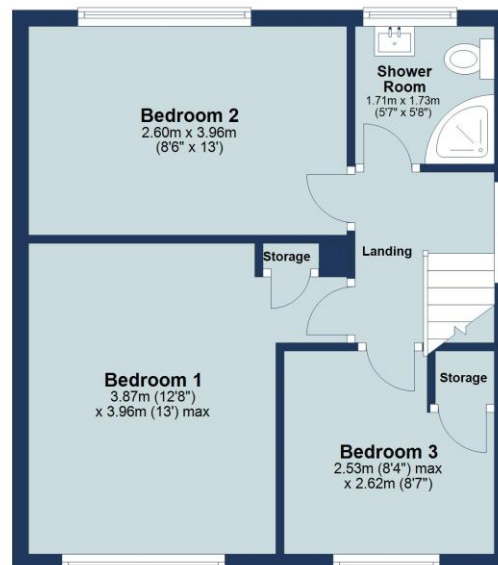
## Ground Floor

Approx. 38.0 sq. metres (409.4 sq. feet)



## First Floor

Approx. 38.0 sq. metres (409.3 sq. feet)



Total area: approx. 76.1 sq. metres (818.7 sq. feet)

Floor plan is for marketing purposes only and is to be used as a guide.  
Outbuilding and store room not included in the total floor area.  
Plan produced using PlanUp.

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