



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

3Cell Barnes Lane, St. Albans, AL1 5PS  
Asking Price £650,000



Situated on the highly sought-after Cell Barnes Lane, this charming three-bedroom semi-detached home offers a thoughtfully designed layout, providing generous and well-balanced accommodation that is ideal for families, professionals, or anyone seeking a comfortable and versatile living space.

The property boasts two spacious reception rooms, offering flexibility for both everyday living and entertaining guests. Whether you're hosting family gatherings or enjoying quiet evenings, these rooms provide a perfect balance of comfort and style.

At the heart of the home lies a large kitchen/diner, designed to accommodate the demands of modern family life. Bright and inviting, this space is ideal for preparing meals, enjoying casual dining, or socializing with friends and family.

To the rear, a mature, good-sized garden creates a tranquil outdoor retreat. With ample space for children to play, gardening enthusiasts to explore, or alfresco dining during warmer months, this garden enhances the home's appeal as a hub for both relaxation and entertainment.

Upstairs, the property continues to impress with three generously proportioned bedrooms, complemented by two well-appointed bathrooms. This layout provides flexibility for families of all sizes, whether you need space for children, a guest room, or a home office. The thoughtful design ensures comfort and convenience for every member of the household.

One of the home's standout features is its enviable location. Just a short walk from St Albans City railway station, the property offers excellent commuter links, making it ideal for professionals traveling into London or surrounding areas. Additionally, it falls within the catchment area of highly regarded local schools, adding significant appeal for families seeking long-term stability.

Combining spacious, adaptable living areas, a beautiful garden, and a prime location, this property represents a rare opportunity to secure a versatile and welcoming home in one of St Albans' most desirable neighbourhoods. It is a perfect choice for those seeking a property that balances comfort, practicality, and lifestyle.

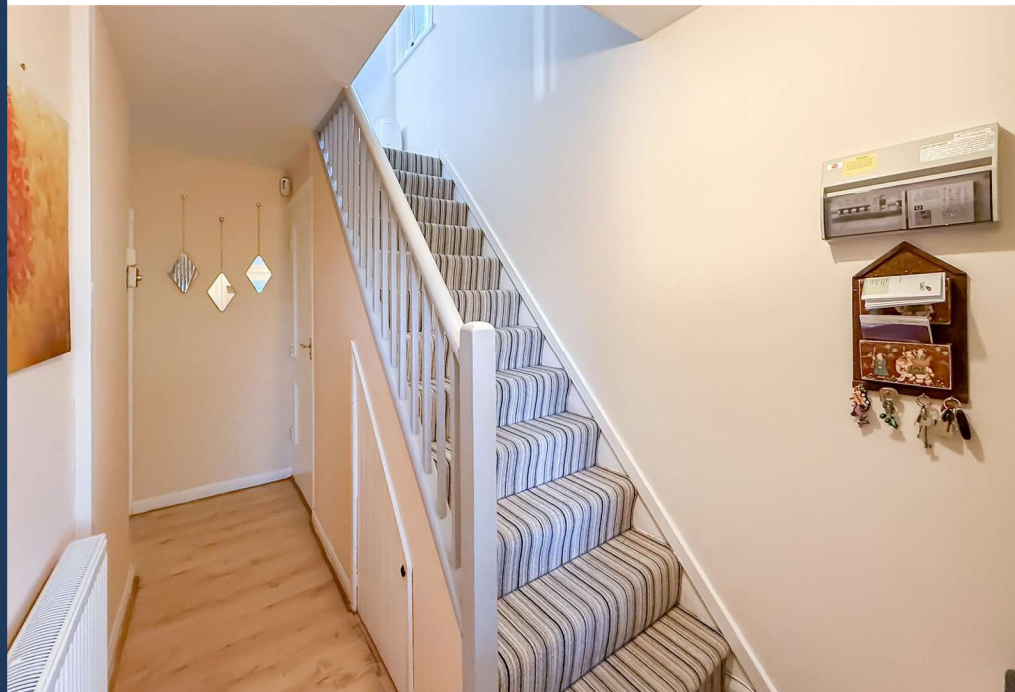
**Tenure: Freehold**  
**Council Tax Band: D**  
**EPC Rating: To be confirmed**









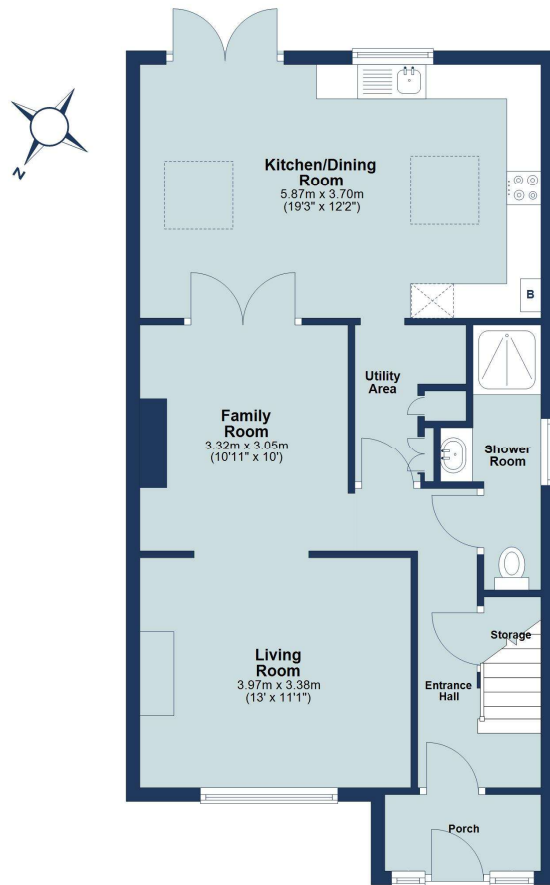






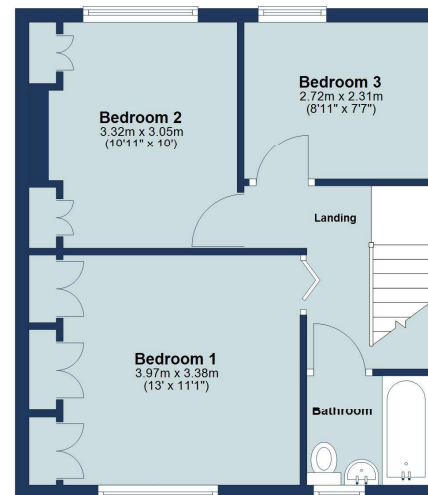
## Ground Floor

Approx. 65.0 sq. metres (700.2 sq. feet)



## First Floor

Approx. 39.9 sq. metres (429.7 sq. feet)



Total area: approx. 105.0 sq. metres (1129.9 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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**f** @bradfordandhowley  
**ig** @bradfordandhowley  
**in** @bradford-howley  
**yt** @bradfordhowley4660

**tel** 01727 898150  
**envelope** stalbans@bradfordandhowley.com  
**location** 8 Chequer Street, St Albans, Herts, AL1 3XZ

bradfordandhowley.com