



5 Burydell Lane, St. Albans, AL2 2PG

**Asking Price £372,000**

This charming two double bedroom character cottage offers surprisingly spacious living accommodation, with tremendous potential to extend (subject to planning permission) and transform into a three bedroom home, adding value to the property. The cottage is situated just off the high street on a semi-rural lane leading to picturesque open countryside and also conveniently close to the villages, local shops, and schools.

Recently upgraded with a new gas central heating system, the property features a cosy lounge and a separate dining room, as well as a modern fully fitted kitchen, bathroom and separate toilet, the property also boasts a sunny south/east facing rear garden with side access and a large shed/workshop. We believe this would make an ideal first-time purchase or an excellent investment property, with easy access to both the M25 and M1 motorways. (Floor plans for potential extended layout included in the photos).



**Lounge: 14'0" x 9'8" (4.29m x 2.97m)**



UPVC double glazed bow window to front, plus front door with fitted video linked door bell, coved ceiling, feature electric fireplace, door into-

**Dining Room 14'0" 8'3" (4.29m 2.52m)**



Staircase to first floor, ceiling spot lights, doors into-

**Kitchen: 9'4" x 7'6" (2.87m x 2.31m)**



Modern range of glossy white wall & base cupboards

with drawers and granite effect work-tops, stainless steel 1 & 1/2 bowl sink unit with mixer-taps, quality range style cooker with gas rings and matching extractor hood above, fitted washing machine, dishwasher, tumble dryer, fridge and freezer, ceiling spot-lights, tiled floor and uPVC double glazed window and door to rear.

**Bathroom: 6'1" x 6'0" (1.87m x 1.85m)**



Separated into two areas with folding doors in between, one with the hand wash basin and the other with a white suite comprising, a panelled with mixer-taps and shower attachment, low level W/C, fully tiled walls, uPVC double glazed window to rear.

**On the first floor:**

access to boarded and insulated loft with light and power, Doors into-

**Bedroom One: 14'0" x 10'0" (4.29m x 3.05m)**



UPVC double glazed window to front, full width fitted wardrobes, spot-lights with dimmer switch.



**Bedroom Two: 11'0" x 9'1" (3.37m x 2.77m)**



UPVC double glazed window to rear, fitted cupboards, ceiling spot-lights.

**Rear Aspect**



**Street View:**



**Rear Garden:**



A south east facing garden with is mainly laid to quality artificial grass with a flagstone patio area and modern fencing around, garden shed, gate for side access.

**Rear Garden:**





# Floor Plan

GROUND FLOOR  
389 sq.ft. approx.

1ST FLOOR  
265 sq.ft. approx.



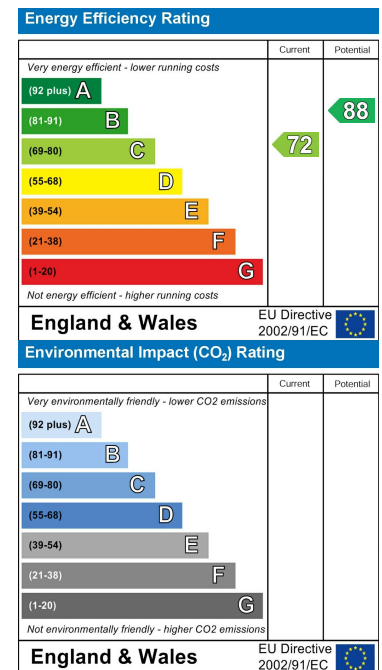
TOTAL FLOOR AREA : 654 sq.ft. approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2024

# Area Map



# Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



Edgware Office- 194 Station Road, Edgware, HA8 7AT. Tel: 020 8958 1118  
 Bushey Heath Office- 59 High Road, Bushey, WD23 1EE. Tel: 020 8950 7777  
[www.benjaminstevens.co.uk](http://www.benjaminstevens.co.uk)