



82 Cell Barnes Lane, St. Albans, AL1 5QJ

Guide price £550,000 Freehold



Paul Barker  
ESTATE AGENTS

## 82 Cell Barnes Lane

St. Albans, AL1 5QJ

This beautifully improved and energy-efficient home has been comprehensively upgraded by the current owners, creating a stylish, comfortable and highly economical property ideally suited to modern living.

On the ground floor, the layout has been thoughtfully reconfigured to form an impressive L-shaped lounge, kitchen and dining space, presenting a bright, flowing living area complemented by underfloor heating throughout, air conditioning with heat-pump functionality, and a cleverly designed utility area has been added beneath the stairs along with additional hall storage.

The first floor continues the theme of intelligent design and comfort. The main bedroom has been reconfigured to allow for the creation of a third bedroom, ideal as a nursery, child's room or home office. The bathroom has been fully replaced and benefits from underfloor heating, stylish tiling and a double shower. Bedrooms two and three enjoy infrared heating and air conditioning, and secondary glazing reducing noise and improving thermal efficiency.

Externally, the property has been enhanced with a landscaped garden, seating area, a large shed/workshop, and a fully insulated garden office with sliding glass doors, infrared heating and space for two desks.

A particular highlight is the extensive investment in utilities and sustainability, including solar photovoltaic panels, a solar thermal panel for hot water, a 14kWh battery, full electrical rewire and consumer unit, electric car charging point, unvented mains-pressure hot water system, and high-quality double glazing throughout and a smart home control system to minimise electricity costs. These improvements result in exceptionally low running costs and an EPC rating of an 'A'

Cell Barnes Lane is conveniently located close to a parade of local shops and within the catchment area for highly rated schools including Cunningham Hill Primary and Samuel Ryder Academy. St Albans City mainline station is approximately one mile away.





## ACCOMMODATION

### Hallway

### Lounge/Dining Room

20'11 x 17 (6.38m x 5.18m)

### Kitchen

### Utility

## FIRST FLOOR

### Bedroom One

11'10 x 8'11 (3.61m x 2.72m)

### Bedroom Two

8'9 x 10'10 (2.67m x 3.30m)

### Bedroom Three

8'7 x 7'5 (2.62m x 2.26m)

### Bathroom

## EXTERNAL

### Driveway

### EV Charger

### Rear Garden

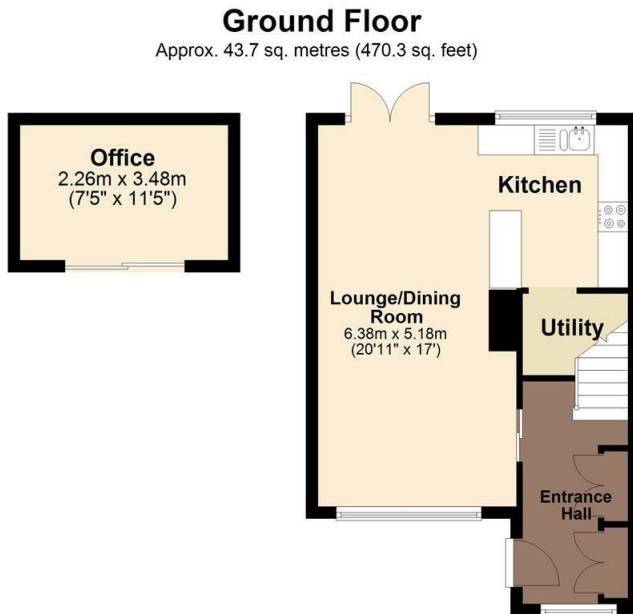
### Home Office

7'5 x 11'5 (2.26m x 3.48m)

### Shed



## Floor Plan



The Floor Plan is not to Scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared with due diligence and whilst we have confidence in the information produced it should not be relied upon. Maximum lengths and widths are represented on the plan. If there are any aspects of particular importance, you should carry out or commission your own inspection of the property. Copyright © SKMSTUDIO  
Plan produced using PlanUp.

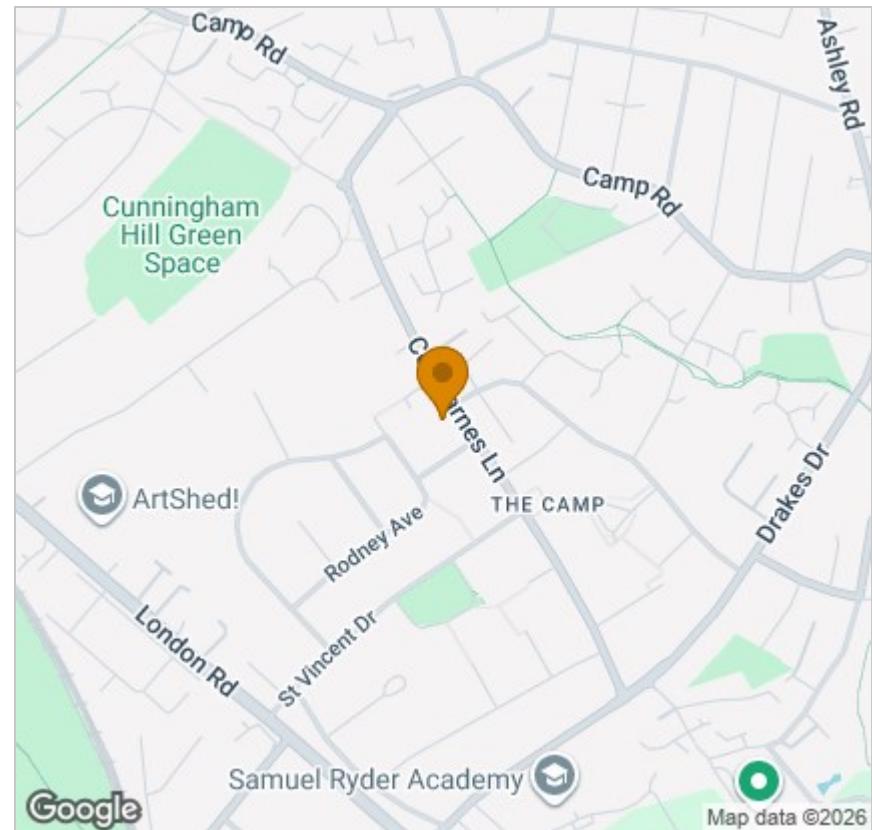
## Viewing

Please contact our Office on 01727 223344 if you wish to arrange a viewing appointment for this property or require further information.

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Longmire House 36-38 London Road, St Albans, AL1 1NG  
01727 223344 | Email: [sales@paul-barker.co.uk](mailto:sales@paul-barker.co.uk) | [www.paul-barker.co.uk](http://www.paul-barker.co.uk)

## Area Map



## Energy Efficiency Graph

