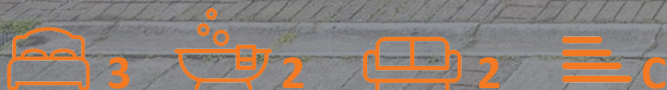




11 Bowes Lyon Mews, St. Albans, AL3 4PF

Guide price £825,000 Freehold



11 Bowes Lyon Mews

St. Albans, AL3 4PF

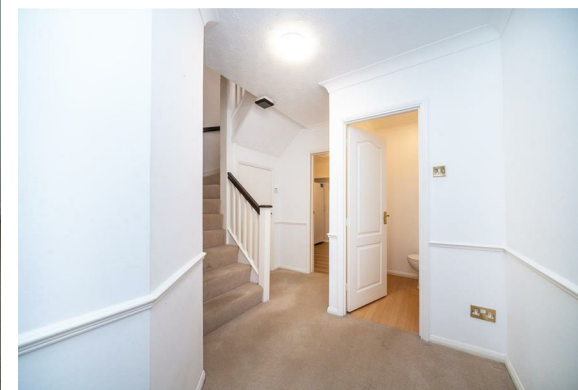
A beautifully presented three bedroom townhouse offering versatile accommodation arranged over four floors, situated within a quiet mews development in the sought-after Old Conservation Area of St Albans.

The ground floor provides access to the integral garage, utility room, and guest cloakroom/WC. The first floor features a generous lounge/dining room with a door opening onto a Juliette balcony, together with a modern style kitchen/breakfast room with direct access to the enclosed low-maintenance courtyard garden.

The second floor comprises two double bedrooms served by a stylish modern bathroom suite, while the top floor is dedicated to the principal bedroom, benefiting from built-in wardrobes, an en-suite bathroom, and attractive rooftop views across the conservation area.

Externally, the property benefits from an off-street parking space positioned in front of the garage and is offered for sale with the advantage of no onward chain.

Bowes Lyon Mews is ideally positioned just a short stroll from the city centre, offering an extensive range of shopping, dining, and leisure facilities, while St Albans City railway station is also within walking distance, providing fast and frequent rail services to London St Pancras International.





ACCOMMODATION

GROUND FLOOR

Entrance Hall

Utility

10'1 x 8'2 (3.07m x 2.49m)

W.C.

FIRST FLOOR

Landing

Kitchen/Breakfast Room

13'0 x 12'5 (3.96m x 3.78m)

Lounge/Dining Room

16'4 x 12'5 (4.98m x 3.78m)

SECOND FLOOR

Landing

Bedroom

13'6 x 12'6 (4.11m x 3.81m)

Bedroom

12'6 x 8'5 (3.81m x 2.57m)

Bathroom

THIRD FLOOR

Landing

Bedroom

12'6 x 11'10 (3.81m x 3.61m)

En-Suite

OUTSIDE

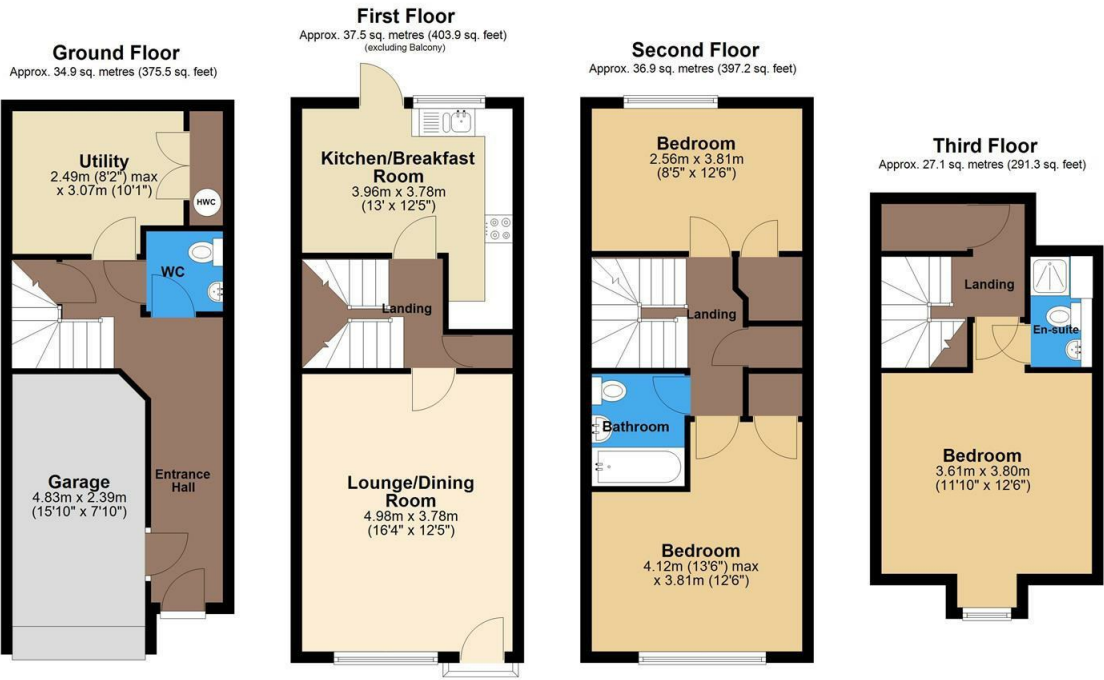
Frontage

Rear Garden

Garage

15'10 x 7'10 (4.83m x 2.39m)

Floor Plan



Total area: approx. 136.4 sq. metres (1468.0 sq. feet)

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 © SKIMSTUDIO

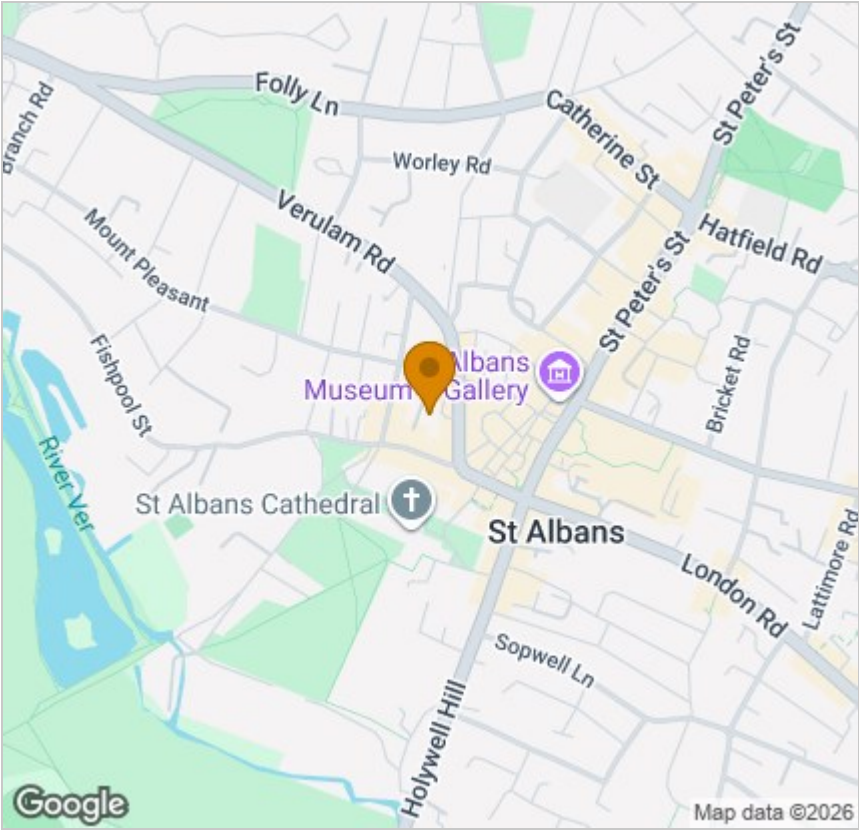
Plan produced using PlanUp. □

Viewing

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

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Area Map



Energy Efficiency Graph

