



18 Kingsmead, St. Albans, Hertfordshire AL4 9JG

Guide price £500,000 Freehold



Paul Barker  
ESTATE AGENTS

## 18 Kingsmead

St. Albans, Hertfordshire AL4 9JG

A truly exceptional two-bedroom bungalow situated in the desirable Jersey Farm area of St Albans. This beautifully reconfigured and extended home offers stylish, contemporary living with a larger-than-average garden, ideal for a range of buyers. The property has planning permission for a further side extension creating a third bedroom or extra reception room.

The property is entered via a part-glazed front door into a porch, which leads into a bright and spacious open-plan kitchen/dining/living area. The kitchen is fitted with a modern range of light-coloured wall and base units, a sociable island with breakfast bar, and integrated appliances. A box bay window to the front brings in plenty of natural light, while glazed double doors at the rear open onto the garden, creating a seamless connection between indoor and outdoor spaces. There is a separate utility room with a built-in cupboard and space for a washing machine/dryer.

The principal bedroom enjoys peaceful views over the rear garden, while the second bedroom looks out to the side. The stylish bathroom is finished in a modern design and includes a wet room-style walk-in shower, a basin with storage beneath, and a WC.

Outside, the front garden is attractively planted with a mix of flowers, plants, and shrubs. The side and rear garden features a generous patio area ideal for entertaining, leading to a lawn bordered by mature bushes. A garage en-bloc is located nearby, providing additional storage or parking.

Kingsmead is well-positioned within the popular Jersey Farm development, just a short walk from local amenities including a Tesco Express. Highly regarded local schools are close by, and both St Albans City Centre and the mainline train station are easily accessible.





## ACCOMMODATION

### Porch

**Lounge/Kitchen/Dining Room**  
**24'6 x 17'6 (7.47m x 5.33m)**

### Bedroom 1

**9'2 x 16'6 (2.79m x 5.03m)**

### Bedroom 2

**12'9 x 7'2 (3.89m x 2.18m)**

### Shower Room

### Utility Room

### OUTSIDE

### Front Garden

### Rear Garden

### Garage

**17'1 x 8'1**

## Floor Plan



Total area: approx. 73.2 sq. metres (787.5 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 © SKMSTUDIO  
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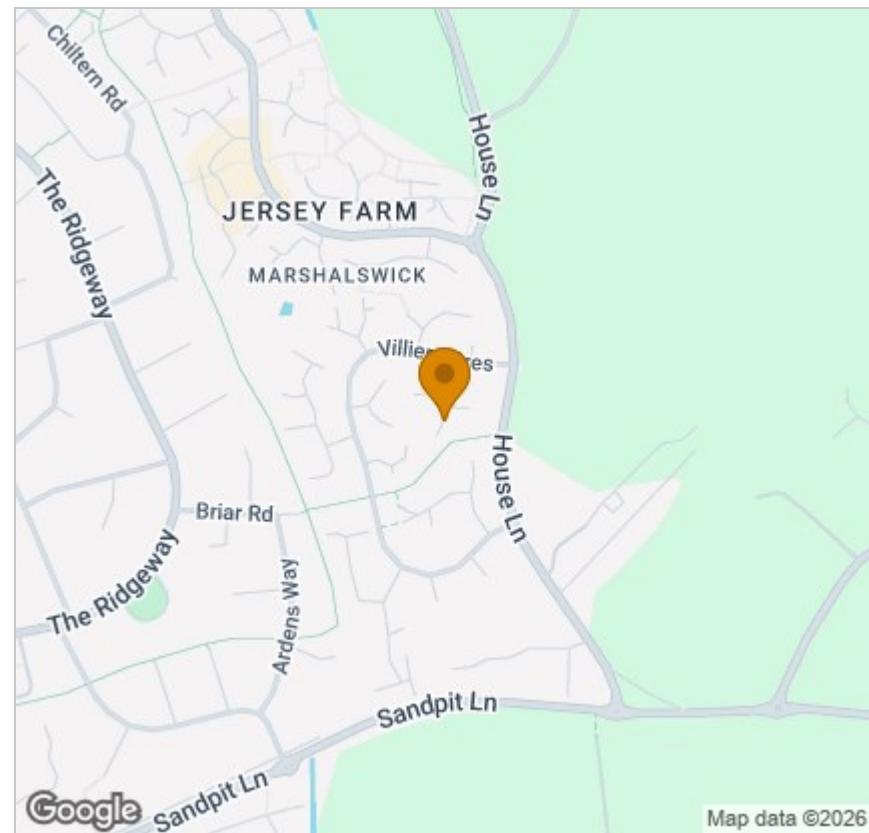
## Viewing

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

