



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

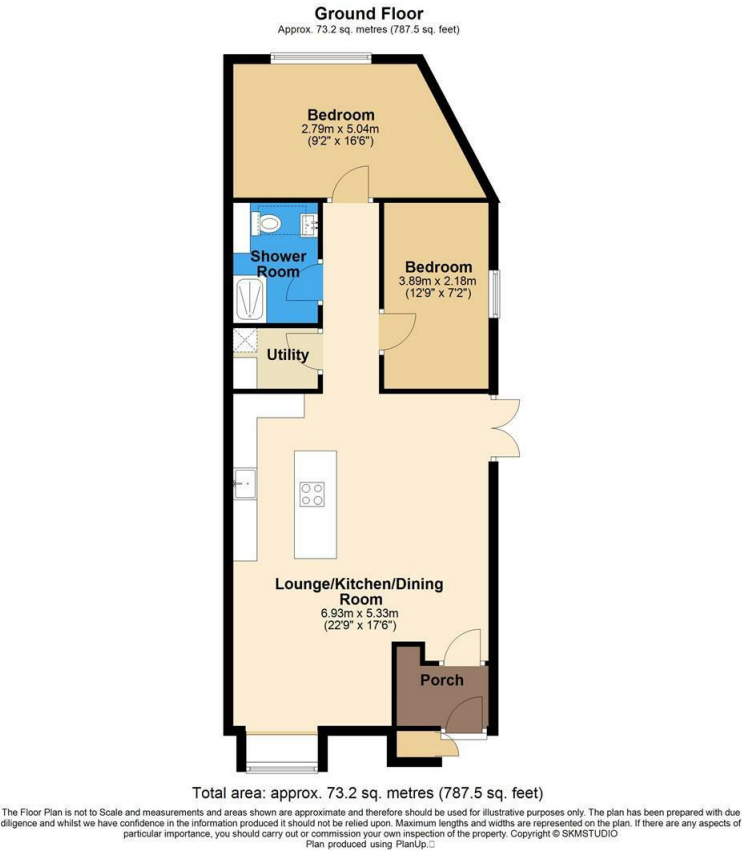
### Front Garden

### Rear Garden

**Garage**  
17'1 x 8'1



Floor Plan



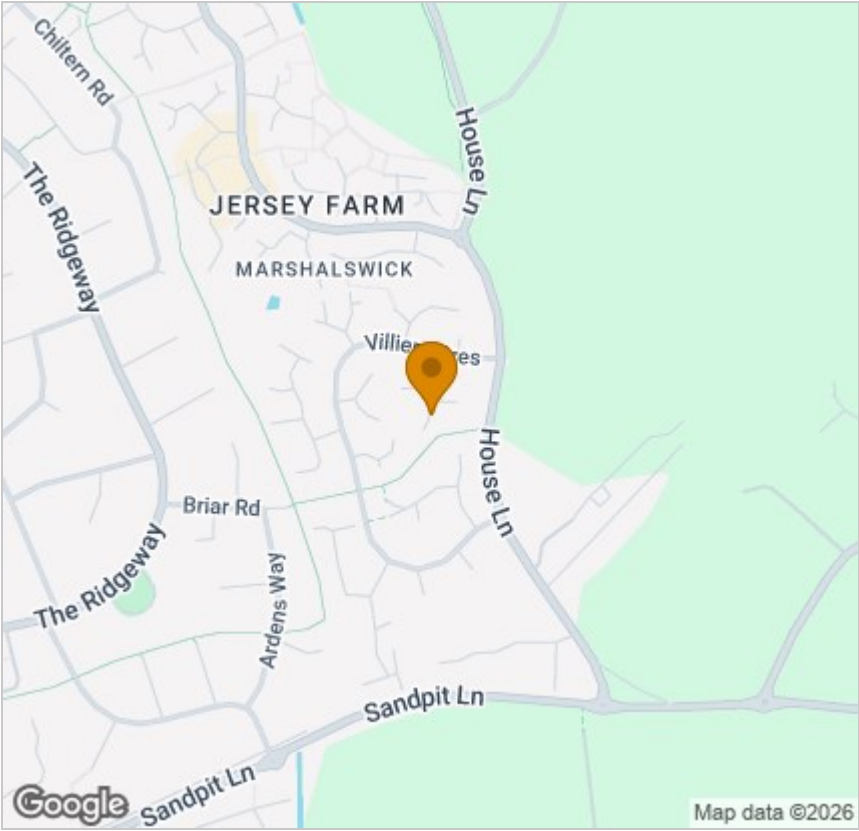
Viewing

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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Area Map



Energy Efficiency Graph

