



94 Cell Barnes Lane, St. Albans, AL1 5QE

Guide price £500,000 Freehold



## 94 Cell Barnes Lane

St. Albans, AL1 5QE

Located in the sought-after Cell Barnes area of St Albans, this solidly built, three-bedroom terraced house offers generous living space, excellent local amenities, and access to highly regarded schools, making it an ideal choice for families and commuters alike.

A covered open porch and part-glazed front door open into a welcoming entrance hall, complete with under-stairs storage and access to rooms. The spacious 20ft lounge/diner enjoys a dual aspect with front and rear-facing windows, allowing natural light to fill the space. A central fireplace adds character and warmth.

The fitted kitchen offers a range of wall and base units, an integrated gas hob with oven below, and designated spaces for a washing machine and fridge freezer. From the kitchen, a door leads into a part-brick conservatory with windows on three sides and access to the rear garden, providing a bright and versatile space.

Upstairs, the landing provides loft access and three well-proportioned bedrooms, including two generous doubles and a comfortable single. The family bathroom features a bath with shower over, wash basin, and WC.

To the front of the property is a driveway providing off-street parking, while a private passageway gives access to the southwest-facing rear garden. The garden is mainly laid to lawn with established flowerbeds and includes a brick outbuilding offering potential for conversion into a home office or studio.

This chain free property 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, offering fast and frequent services into London, and there is excellent access to the M25 and M1 motorway network.





## ACCOMMODATION

### Entrance Hall

### Lounge/Dining Room

20'11 x 8'10 (6.38m x 2.69m)

### Kitchen

8'5 x 7'5 (2.57m x 2.26m)

### Conservatory

8'10 x 7'6 (2.69m x 2.29m)

## FIRST FLOOR

### Bedroom 1

15'3 x 12'2 (4.65m x 3.71m)

### Bedroom 2

15'3 x 8'5 (4.65m x 2.57m)

### Bedroom 3

9'5 x 8 (2.87m x 2.44m )

### Bathroom

## OUTSIDE

### Paved Driveway

### Rear Garden

60 (18.29m)



Floor Plan

