



18 Kingsmead, St. Albans, Hertfordshire AL4 9JG

Guide price £500,000 Freehold



## 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  
Plan produced using PlanUp...

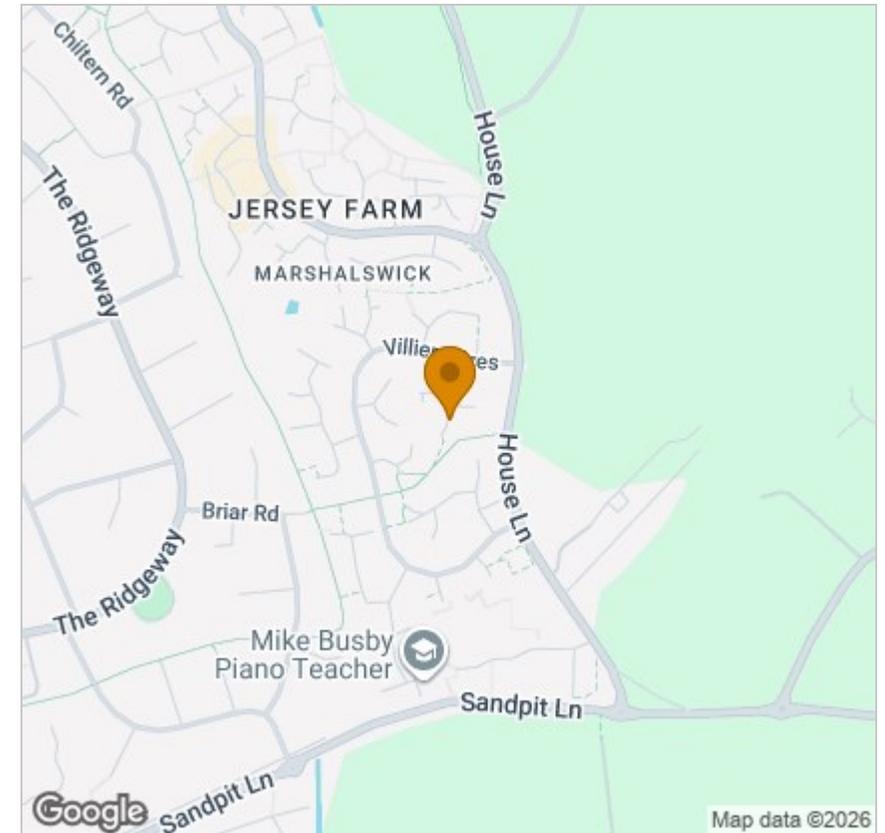
## Viewing

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

Longmire House 36-38 London Road, St Albans, AL1 1NG  
01727 223344 | Email: sales@paul-barker.co.uk | www.paul-barker.co.uk

## Area Map



## Energy Efficiency Graph

