



39 Napsbury Lane, St. Albans, AL1 1DU

Guide price £825,000 Freehold



## 39 Napsbury Lane

St. Albans, AL1 1DU

A wonderfully private bungalow set behind gated access, this beautifully presented home combines modern elegance with practical family living. A newly laid block-paved driveway with feature lighting offers generous off-road parking and a stylish welcome.

The accommodation begins with a light-filled hallway leading to three double bedrooms, a sleek shower/wet room, and a contemporary four-piece family bathroom. To the rear, 'the heart of the home' is a stylish open-plan kitchen including premium Neff appliances, grey shaker style base and wall units complimented with a white worktops, a generous dining area and a lounge/dining space with bi-fold doors opening onto the garden.

The south-facing garden extends to approximately 250ft, offering outstanding privacy. A newly laid sandstone patio creates a seamless indoor-outdoor lifestyle, ideal for entertaining and summer living. Additional benefits include a lean-to offering a flexible space for a utility and white goods as well as side access to the front and rear. There is an integral garage with an up and over door and a door leading to the rear garden.

Napsbury Lane is located to the southeast of St Albans and provides excellent access to the local amenities of the City centre and Colney Fields retail park in London Colney. There is also convenient access to the surrounding road networks including the M25 & M1 motorway.





## ACCOMMODATION

**Entrance Hall**

**Lounge/Kitchen/Dining Room**

13'9 x 22'9 (4.19m x 6.93m)

**Bedroom One**

16'8 x 11'11 (5.08m x 3.63m)

**Bedroom Two**

12'7 x 10'3 (3.84m x 3.12m)

**Bedroom Three**

9 x 11'11 (2.74m x 3.63m)

**Bathroom**

**Wet Room**

**Utility Room**

**EXTERNAL**

**Gated Driveway**

**Garage**

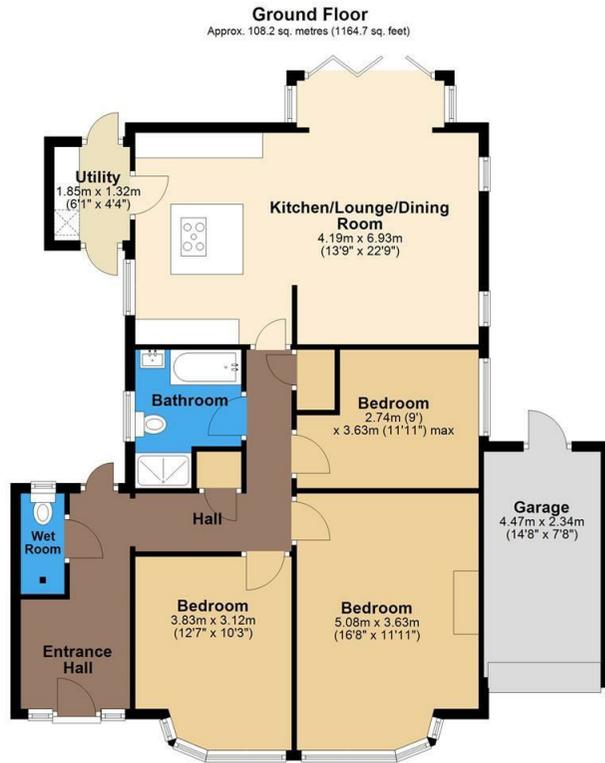
14'8 x 7'8 (4.47m x 2.34m)

**Rear Garden**

250 (76.20m)



## Floor Plan



Total area: approx. 108.2 sq. metres (1164.7 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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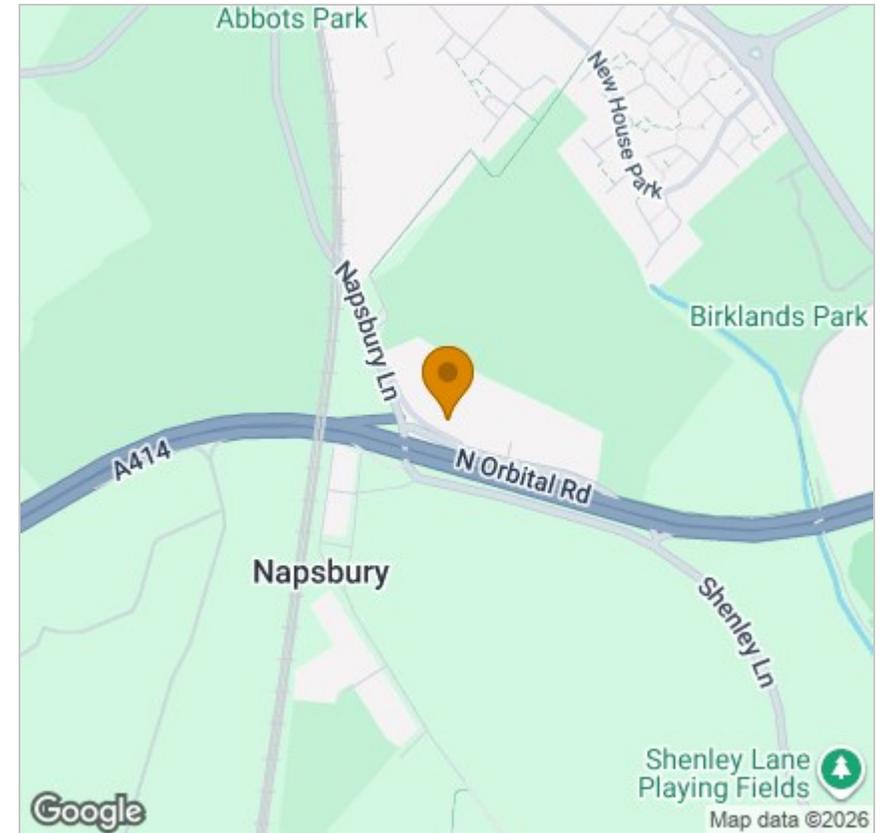
## Viewing

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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## Area Map



## Energy Efficiency Graph

