



51 Cell Barnes Lane, St. Albans, AL1 5PT

Guide price £630,000 Freehold



Paul Barker
ESTATE AGENTS

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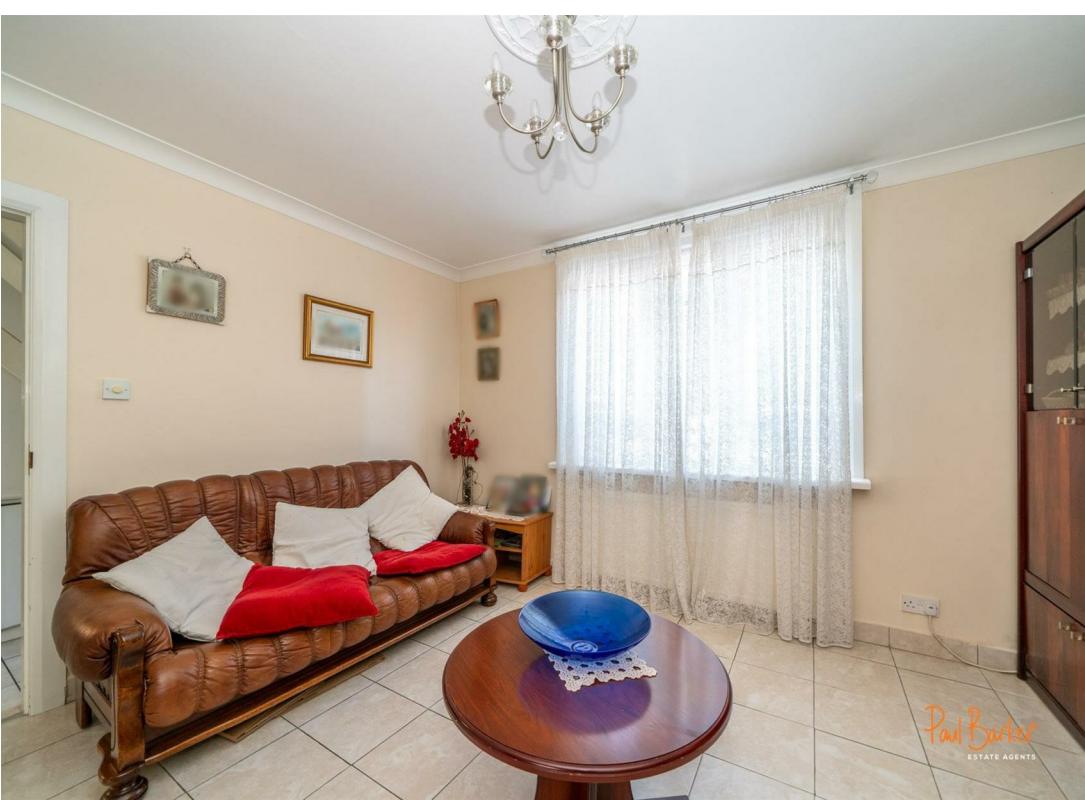
St. Albans, AL1 5PT

An extended semi-detached house with a flexible detached two story annex to the rear, conveniently located for local shops, schools and the mainline station. There's an opportunity to convert the annex into a totally separate dwelling (subject to council permission) or both properties would make an excellent addition to a rental portfolio and is offered with the benefit of no onward chain.

The house begins with a welcoming entrance hall with doors to rooms and stairs to the first floor with storage below. The comfortable lounge has a window to the front, and flows through folding glass doors to an extended family room with double doors to the rear garden and a door to the kitchen. The extended kitchen offers plenty of storage with a range of wall and base units with space for a dining table. The first floor landing has a hatch to the loft and doors to three bedrooms and a family bathroom with shower cubicle.

Externally there's a driveway for two cars with a passageway to the side of the house with a gate leading to the rear. The back garden has a patio area, raised beds and a lawn area with a pathway leading to a two bedroom detached annex. The annex can be accessed via a door from the garden and also a separate front door onto Wingate Way. The property offers an open plan living space and a fitted kitchen with integrated appliances, plus a useful utility room and downstairs W.C. The first floor leads immediately in to the master bedroom with two skylight windows, a walk in wardrobe, a second bedroom or a separate dressing area and an en-suite bathroom.





ACCOMMODATION

Entrance Hall

Kitchen/Diner

20'8 x 8'11 (6.30m x 2.72m)

Family Room

20'7 x 9'11 (6.27m x 3.02m)

Lounge

12'11 x 10'11 (3.94m x 3.33m)

FIRST FLOOR

Bedroom

10'11 x 10'6 (3.33m x 3.20m)

Bedroom

10'11 x 9'11 (3.33m x 3.02m)

Bedroom

8'11 x 7'7 (2.72m x 2.31m)

Bathroom

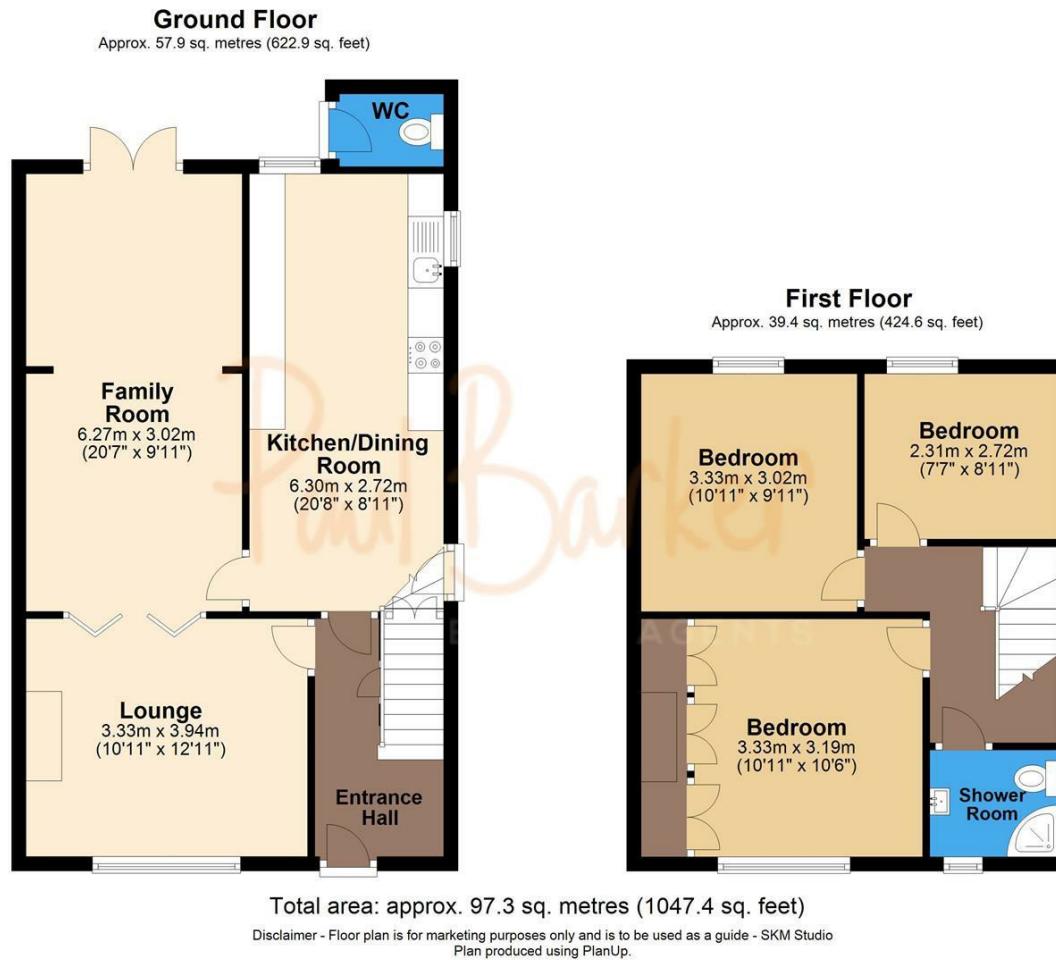
OUTSIDE

Front Garden

Outside W.C.

Rear Garden

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.

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

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