1b Folly Lane, St. Albans, Hertfordshire AL3 5JU

Guide price £900,000 Freehold

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Paul Barker
ESTATE AGENTS

1b Folly Lane

St. Albans, Hertfordshire AL3 5JU

A stylish three bedroom detached home superbly located within a few minutes' walk of the vibrant City centre with the benefit of a south facing rear garden and off-street parking.

The attractively presented accommodation begins with a welcoming entrance hall with stairs to the first floor and doors to rooms including a convenient cloakroom/W.C. The comfortable lounge is accessed via double doors and enjoys a bay window to the front. The 'heart of the home' kitchen/dining/family rooms benefits from a part-vaulted ceiling and bi-folding doors opening to the rear garden. There's a stylish modern kitchen with integrated appliances, a breakfast bar area and access to a useful utility room.

The first-floor landing has a hatch to the loft and doors to rooms including a master bedroom with built-in double wardrobes and a stylishly re-fitted en-suite. There are two further well-proportioned bedrooms and a contemporary style re-fitted bathroom.

Externally, a block paved driveway providing off street car parking for three cars and mature hedging giving a natural screening to the pavement. To the rear is a delightful south facing sunny garden with lawn and established plants and hedges to the sides.

Folly Lane is conveniently located close to popular local schools and within walking distance of St Albans mainline station and historic city centre and several parks.

ACCOMMODATION

Entrance Hall

Lounge
13'1 x 12'9 (3.99m x 3.89m)

Kitchen/Dining/Family Room
20'11 x 19'4 (6.38m x 5.89m)

Utility Room

Cloakroom W.C.

FIRST FLOOR

Landing

Bedroom 1
16'2 x 11'1 (4.93m x 3.38m)

En-Suite

Bedroom 2
10'1 x 8'11 (3.07m x 2.72m)

Bedroom 3
9'2 x 7 (2.79m x 2.13m)

Bathroom

OUTSIDE

Frontage

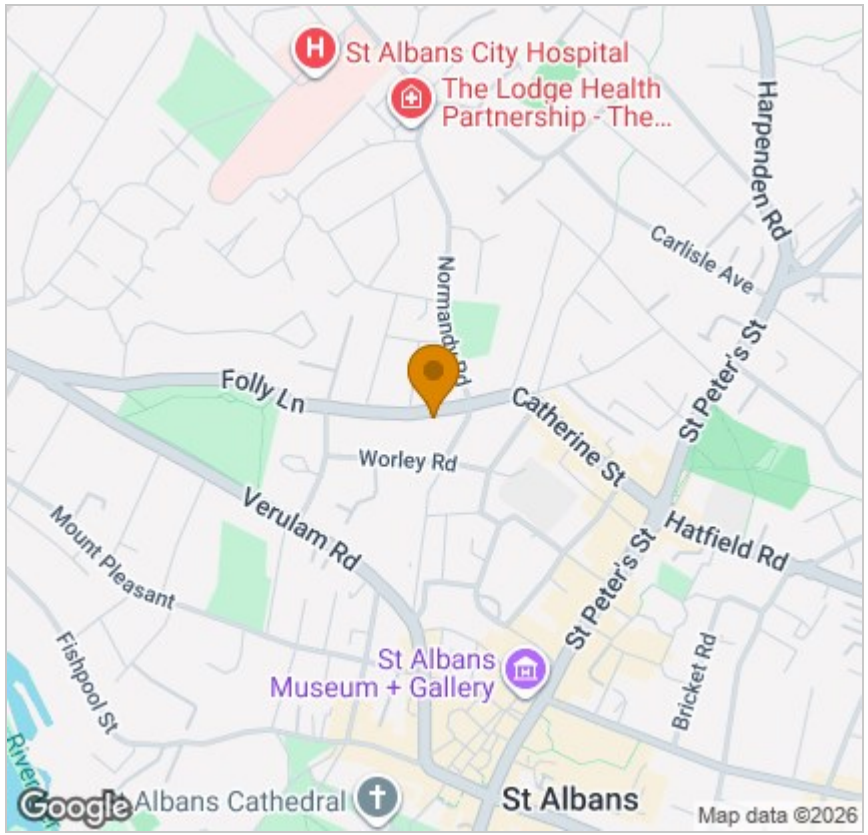
Rear Garden

Floor Plan

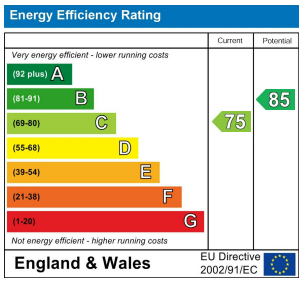
Total area: approx. 102.7 sq. metres (1105.7 sq. feet)

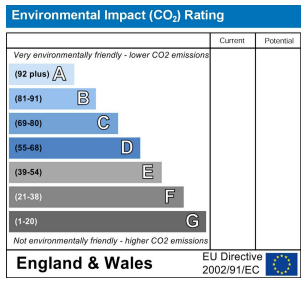
Disclaimer - Floor plan is for marketing purposes only and is to be used as a guide - SKM Studio
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph





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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