



4 Bedrooms



2 Bath/Shower Rooms



2 Reception Rooms



Off-Street Parking



Landscaped Rear Garden



EPC Band F

Council Tax
Band: E £2,781.22 (2024/2025)

Local Authority
St Albans City & District
Council



Barley Mow Lane, St. Albans, AL4 0RS
Guide Price £750,000 Freehold

Barley Mow Lane, St. Albans

A unique and immaculate four bedroom semi-detached period home with far-reaching views over beautiful open countryside and off-street parking for multiple cars. The property is set within wonderfully landscaped gardens and is located a short drive from central St Albans and the mainline station.

Description

This handsome property is beautifully presented throughout and offers close to 2,000 sq.ft of internal footprint, situated in a highly sought after location close to excellent local schooling and transport links.

The accommodation comprises a large sitting room with feature fireplace and beautiful shutters on the windows. This opens into a wonderful snug which has French doors onto the courtyard. The open-plan kitchen/breakfast room is well equipped with modern integrated appliances and gives access to the utility room and downstairs cloakroom.

The first floor has four good size bedrooms, one of which benefits from ensuite shower facilities. The remaining three are serviced by a stylish family bathroom located off the spacious landing.

Outside, there is a beautifully landscaped rear garden, idyllic courtyard and far-reaching views over neighbouring fields in all directions.

Planning permission has been granted to extend and reconfigure the detached garage/office into a usable living space ideal for generational living.

Location

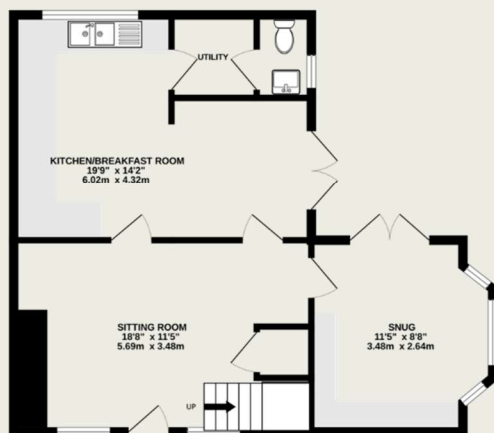
Barley Mow Lane is situated on the eastern side of St Albans. The road consists of a mixture of house types and proves popular with families wanting close proximity to sought after schooling and transport networks.





Important Information

These particulars do not constitute an offer or contract in whole or part. The statements contained herein are made without responsibility on the part of Ashtons or the vendors and they cannot be relied upon as representatives of fact. In respect of floor plans, these are for illustrative purposes only. The measurement and position of each element is approximate and must be viewed as such. Intending purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. The vendors do not make or give, and neither Ashtons nor any person in their employment has any authority to make or give, any representation or warranty whatsoever in relation to this property. We offer a wide range of services through third party providers including solicitors, surveyors, removal firms, mortgage providers and EPC suppliers. We receive additional payments for administering suppliers quoting software and making referrals. You are not under any obligations to use these services and it is your discretion whether you choose to deal with these parties or your own preferred supplier. You should be aware the average payment we received in 2021 equated to £48.36 per referral.



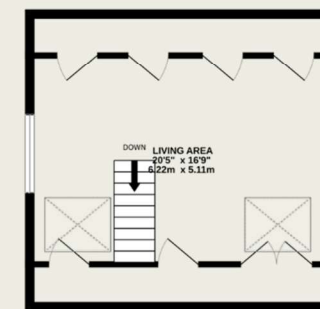
GROUND FLOOR
595 sq.ft. (55.3 sq.m.) approx.



1ST FLOOR
547 sq.ft. (50.8 sq.m.) approx.



OUTBUILDING GROUND FLOOR
349 sq.ft. (32.4 sq.m.) approx.



OUTBUILDING 2ND FLOOR
349 sq.ft. (32.4 sq.m.) approx.

TOTAL FLOOR AREA : 1922sq.ft. (178.6 sq.m.) approx.

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