



**BRADFORD
& HOWLEY**

HARPENDEN | MARSHALSWICK | ST ALBANS

Folly Lane, St. Albans, AL3 5JJ

£515,000

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This charming two double bedroom house is ideally located within walking distance of St Albans city centre and the mainline station.

The property enjoys a cosy sitting room at the front with a wood burner, there is a separate dining room ideal for entertaining and the ground floor bathroom is an attractive modern white suite.

Upstairs both bedrooms are double rooms with the master bedroom enjoying two windows to the front and an en-suite cloakroom.

48 Folly Lane is located just across the road from Victoria Park within walking distance of the thriving centre of St Albans with a wide variety of shops, bars and restaurants, also close to well regarded schools to include Aboyne Lodge.



ACCOMMODATION

Entrance

Front door opening into:

Living Room

11'11 x 11'11 (3.63m x 3.63m)

Double glazed window to front, radiator, fireplace with wood burner, coving to ceiling, low level storage cupboard, stripped floorboards.

Dining Room

12'4 x 11'10 (3.76m x 3.61m)

Double glazed window to rear, radiator, staircase to first floor, stripped floorboards, coving to ceiling, feature alcove fireplace.

Kitchen

12'10 x 6'9 (3.91m x 2.06m)

Double glazed window to side, range of wall, base and drawer units, work surface over, inset sink, gas hob, electric oven, cooker hood over, space and plumbing for washing machine and dishwasher, space for fridge freezer, tiled splash back, tiled floor, coved ceiling, door to:

Rear Lobby

Door to garden, tiled floor, storage cupboard, door to:

Bathroom

Modern white suite, low level wc, wash basin with vanity storage, bath with mixer tap and shower over, tiled walls and floor, spotlights, radiator, double glazed window to side.



FIRST FLOOR

Landing

Access to loft, doors to:

Bedroom One

11'11 x 11'11 (3.63m x 3.63m)

Double bedroom, two double glazed windows to front, radiator, coved ceiling, feature fireplace, door to:

En-Suite Cloakroom

Low level wc, wash handbasin, extractor, spotlights, coved ceiling.

Bedroom Two

9'2 x 10'9 max (2.79m x 3.28m max)

Low level wc, wash handbasin, coved ceiling.

EXTERIOR

Front Garden

Gated front garden with pathway leading to front door.

Rear Garden

Decked area, lawn, shed, outside tap, gated rear access.

Viewing Information

BY APPOINTMENT ONLY WITH BRADFORD & HOWLEY, THROUGH WHOM ALL NEGOTIATIONS SHOULD BE CONDUCTED.

Environmental Impact Rating

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating, the less impact it has on the environment.







Total area: approx. 66.5 sq. metres (715.7 sq. feet)

Sketch layout only. This plan is not drawn to scale and is for identification purposes only.
Plan produced using The Mobile Agent.

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