



Folly Lane, St. Albans, AL3 5JJ £515,000

### Folly Lane, St. Albans, AL3 5JJ

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.

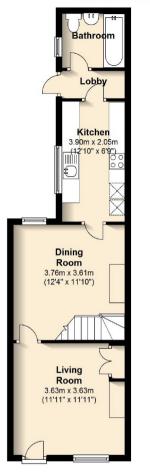




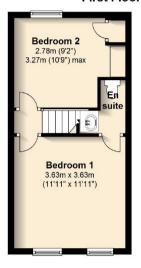




#### **Ground Floor**







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.

IMPORTANT NOTICE: These particulars are for guidance only. Whilst every effort has been made to ensure the accuracy of the descriptions, plans and measurements, these are not guaranteed and they do not form part of any contract. We have not tested any of the services, equipment or fittings. No persons in this firms employment has the authority to make or give any representation or warranty in respect of the property. Interested parties should satisfy themselves as to the conditions of any such items considered material to their prospective purchase and may wish to consult an independent advisor. It should not be assumed that any of the articles depicted in these particulars are included in the purchase price. You may download, store and use the material for your own personal use. You may not republish the material in any format without the consent of Bradford & Howley.



bradfordandhowley.com

**y** @Bradford\_Howley

**f** BradfordandHowley

8 Chequer Street St. Albans Hertfordshire AL1 3XZ stalbans@bradfordandhowley.com Call us on 01727 898150