



10 Barncroft Way, St. Albans, AL1 5QZ

Guide price £1,000,000 Freehold



## 10 Barncroft Way

St. Albans, AL1 5QZ

A wonderful opportunity to purchase a rarely available four bedroom detached family home backing onto parkland and located in a desirable residential close within easy reach of the mainline train station, City centre and excellent schools. The property offers superb potential to extend to the side and rear and is offered with the benefit of no onward chain.

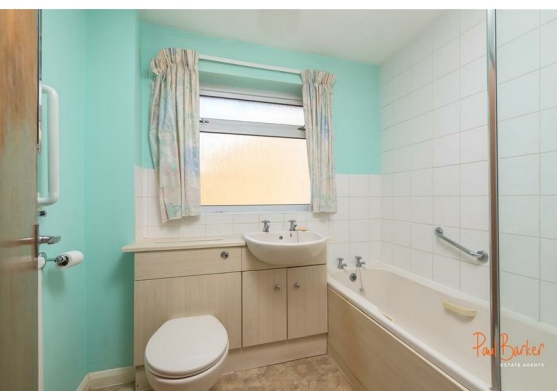
A part-glazed front door opens into a welcoming entrance hall with a built-in storage cupboard, convenient downstairs cloakroom, doors to rooms and stairs to the first floor. A generous L-shaped lounge enjoys French doors opening to the rear garden and a door leading through to a dining room with a wood parquet floor. A further door leads into the kitchen/breakfast room where there's a range of wall and base units with work tops above and breakfast bar area.

The first floor landing has a window to the side, airing cupboard, hatch to loft and doors to rooms. The master bedroom has a range of fitted wardrobes and there are two further double bedrooms and a good-sized fourth room. A bathroom suite incorporating a bath with shower above, W.C. and basin with storage below conclude the living accommodation.

Externally there's a lawn to the front and an extensive block paved driveway leading to a detached double garage with light and power points. The wonderfully private rear garden overlooks a local park and there's a patio area ideal for entertaining and mature lawn with established hedges to the rear.

Barncroft Way is highly sought after and quiet cul-de-sac due to its convenient location which gives easy access to the mainline station, city centre with its extensive range of restaurants, shops and leisure facilities.





## ACCOMMODATION

Entrance Hall

W.C.

Lounge

21'2 x 13'11 (6.45m x 4.24m)

Dining Room

15'3 max x 9'7 (4.65m max x 2.92m)

Kitchen/Breakfast Room

10'11 x 9'7 (3.33m x 2.92m)

## FIRST FLOOR

Landing

Bedroom 1

12'1 x 11'7 (3.68m x 3.53m)

Bedroom 2

11'6 x 10'11 (3.51m x 3.33m)

Bedroom 3

9'9 x 9'5 (2.97m x 2.87m)

Bedroom 4

9'3 x 8'11 (2.82m x 2.72m)

Bathroom

## OUTSIDE

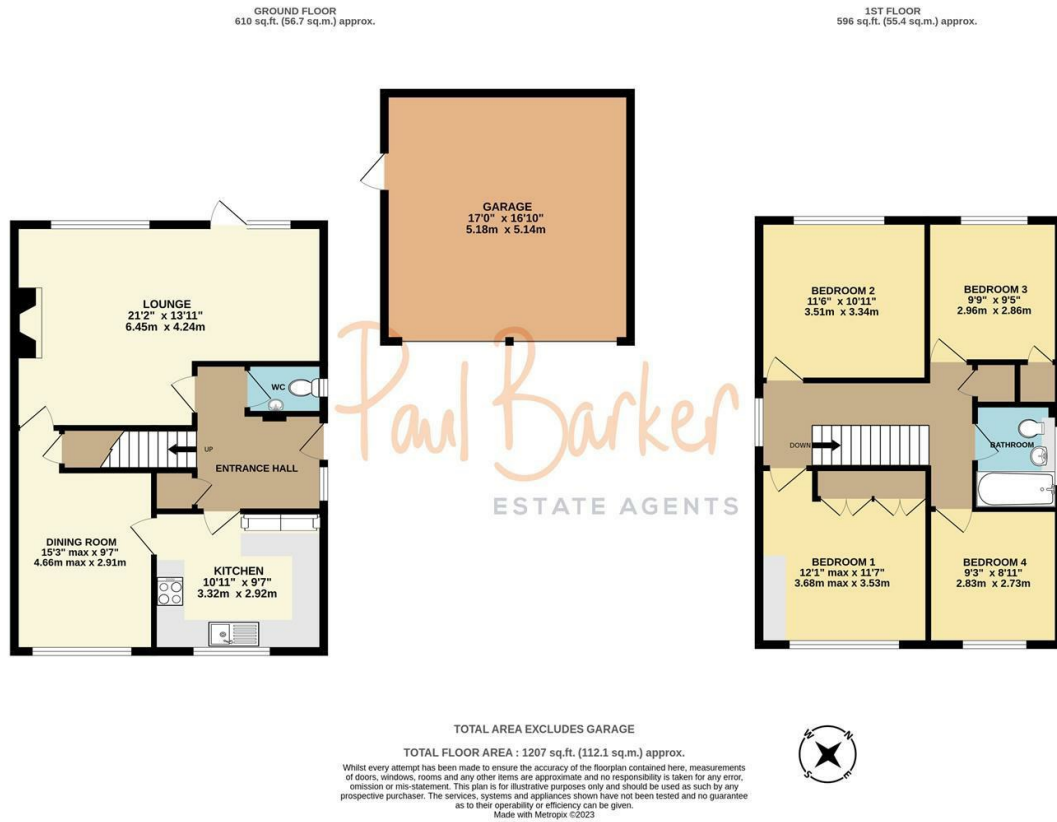
Frontage

Rear Garden

Garage

17'0 x 16'10 (5.18m x 5.13m)

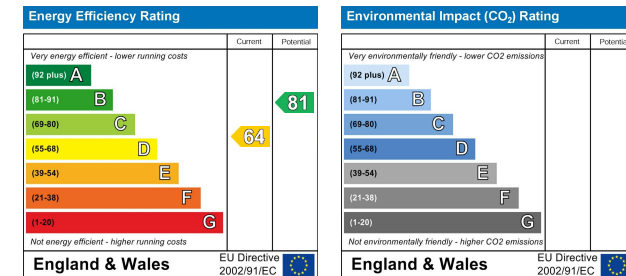
## Floor Plan



## 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.

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