



32 Midway, St. Albans, Hertfordshire AL3 4BQ

Guide price £925,000 Freehold





## 32 Midway

St. Albans, Hertfordshire AL3 4BQ

A wonderful opportunity to purchase a three bedroom detached bungalow on a substantial plot in a highly desirable address in the St Stephens area of St Albans. The property offers superb potential to update, extend or demolish to create a fabulous home (subject to planning permission) with the benefit of no onward chain. The plot tapers out to the rear and total depth of the plot is approx. 57 meters with a front width of approx. 12 metres and the rear width is approx. 18 meters.

The accommodation begins with a useful entrance porch which leads into a welcoming entrance hall with doors to rooms and a hatch to the loft. The spacious dual aspect lounge has sliding patio doors opening out to the generous garden and a chimney breast which could be opened to reinstate a fireplace. The kitchen offers a basic range of wall and floor units with recesses for white goods, a larder and door to the side giving access to the side passageway. The generous master bedroom over-looks the rear garden and there are two further double bedrooms and a bathroom with a modern walk-in shower, basin and W.C.

Externally, a block-paved driveway provides ample off street car parking leading to a substantial garage with a courtesy door to the rear. The impressive, mature rear garden begins with a paved patio leading to a lawn with a variety of fruit trees and established plants, bushes and trees to the side.

Midway is regarded as one of the most sought after addresses in the popular St Stephens area of St Albans with highly regarded schools including Prae Wood, Marlborough and St Columba's close by and Verulamium Park and Waitrose within a short walk away.







## ACCOMMODATION

Porch

Hallway

Lounge

21'6 x 11'11 (6.55m x 3.63m)

Kitchen

11'10 x 9'3 (3.61m x 2.82m)

Bedroom 1

14'7 x 12'11 (4.45m x 3.94m)

Bedroom 2

11'11 x 10'1 (3.63m x 3.07m)

Bedroom 3

14'7 x 9'5 (4.45m x 2.87m)

Bathroom

## OUTSIDE

Frontage

Garage

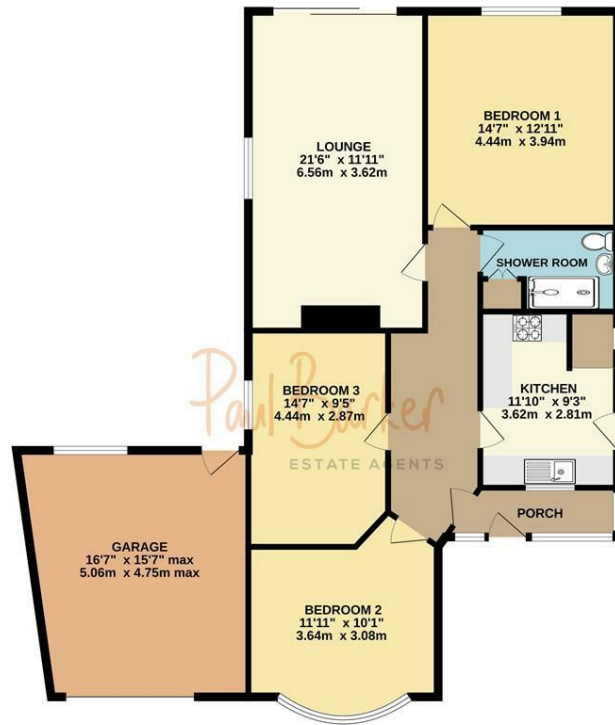
16'7 x 15'7 max (5.05m x 4.75m max)

Rear Garden



## Floor Plan

GROUND FLOOR  
1017 sq.ft. (94.5 sq.m.) approx.



TOTAL AREA EXCLUDES GARAGE

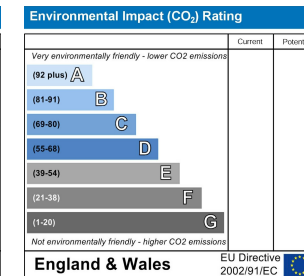
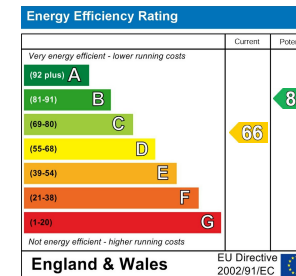
TOTAL FLOOR AREA - 1017 sq.ft. (94.5 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## 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.

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