



86 Cottonmill Lane, St. Albans, AL1 2EP

Guide price £600,000 Freehold



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St. Albans, AL1 2EP

An attractive three bedroom end of terraced house with a wonderful 80ft south-west facing garden and located in the popular Cottonmill area of St Albans. The property is beautifully presented throughout and offers excellent potential to extend into the loft and to the rear (subject to planning permission).

A part glazed front door opens into a welcoming entrance hall with built-in storage and doors to rooms. The comfortable lounge enjoys a large window over-looking the rear garden and a doorway linking through to the comfortable kitchen/diner. This impressive dual aspect room features a modern shaker style fitted kitchen with solid wood work tops above incorporating a sink with mixer tap, electric hob with extractor above and oven below plus integrated appliances.

The first floor landing has a hatch to the loft and doors to rooms including an airing cupboard and separate W.C. The master bedroom and second double bedrooms both benefit from built-in wardrobes and there's a comfortable third bedroom. The stylish modern bathroom comprises of a wet-room style shower cubicle and basin.

Externally a mature frontage provides an evergreen screen from the pavement. To the rear is a delightful sunny aspect garden with a paved patio area providing a wonderful entertaining space leading to an extensive lawn. There's a useful brick storage shed and store.

Cottonmill Lane is conveniently located approximately 1 mile from the mainline train station and vibrant City centre. There's a parade of local shops close by and St Adrian's RC Primary School & Mandeville Primary Schools. There are also excellent road and motorway links including the M1 & M25





Accommodation

GROUND FLOOR

Living Room

13'3 x 12'3 (4.04m x 3.73m)

Dining Room

7'10 x 12'4 (2.39m x 3.76m)

Kitchen

8'10 x 8'10 (2.69m x 2.69m)

FIRST FLOOR

Bedroom 1

11'2 x 11'11 (3.40m x 3.63m)

Bedroom 2

11'2 x 8'10 (3.40m x 2.69m)

Bedroom 3

7'3 x 9'2 (2.21m x 2.79m)

Shower Room

Separate W/C

OUTSIDE

Front Garden

Rear Garden

80 (24.38m)

Brick Shed

Storage



Floor Plan



Disclaimer - Floor plan is for marketing purposes only and is to be used as a guide - SKM Studio Plan produced using PlanUp.

Viewing

Please contact our Office on 01727 223344 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

