



10 New England Street, St. Albans, Hertfordshire AL3 4QQ

Guide price £850,000 Freehold



Paul Barker
ESTATE AGENTS

10 New England Street

St. Albans, Hertfordshire AL3 4QQ

Nestled on a sought-after street in the heart of the conservation area, this period home offers stunning panoramic views over 'The Brickie' park. Providing the opportunity to simply create 3 or even 4 bedrooms due to the flexible space spanning three floors, the property blends timeless character with modern living, featuring a recent spacious and versatile lower ground-floor extension with bi-fold doors opening onto a charming walled west-facing garden.

Stepping through the front door, you're welcomed into the hallway with a direct view of the park. To the right, the cosy reception area is flooded with natural light from dual aspect windows, and boasts a charming fireplace, a classic sash window to the front, and exposed wooden floorboards. The living space is currently configured as open-plan with a work/study area and could easily provide a further bedroom space if desired with expansive park views.

On the lower ground-floor you'll find an impressive, bright and airy open-plan kitchen-dining area with bifold doors, and Swedish LVT oak-style flooring. A large roof window bathes the additional sitting area, which could be a snug, or a perfect play area for little ones.

The stylish kitchen, fitted with sleek cabinetry, wooden worktops, and a range of integrated appliances, is complemented by a full-height wall of storage, including a utility cupboard. A recently installed W/C completes this floor.

The first-floor landing also benefits from park views and provides access to the principal bedroom, featuring fitted wardrobes, a shower cubicle, and a washbasin set back into a discreet vanity area. A well-proportioned second bedroom and family bathroom with a bath, basin, and WC, complete this level.

Outside, there's a charming frontage, and to the rear, the delightful, walled garden offers a peaceful retreat, with a patio area ideal for outdoor dining, and direct access to the park. Located close to excellent primary schools and all the City centre offers.





ACCOMMODATION

Entrance Hall

Lounge

10'9 x 10'7 (3.28m x 3.23m)

Study

11'6 x 10'8 (3.51m x 3.25m)

LOWER GROUND

Kitchen/Diner

20'0 x 14'2 (6.10m x 4.32m)

Snug

11'0 x 9'11 (3.35m x 3.02m)

W.C.

FIRST FLOOR

Bedroom

10'11 x 9'0 (3.33m x 2.74m)

Bedroom

11'0 x 8'2 (3.35m x 2.49m)

Bathroom

OUTSIDE

Frontage

Rear Garden



Floor Plan



Total area: approx. 109.0 sq. metres (1173.2 sq. feet)

Every attempt has been made to ensure the accuracy of this floorplan, however no responsibility is taken for any errors, omissions or mis-measurements. This plan is for illustrative purposes and is a guideline only, and should be used as such by any prospective purchaser.
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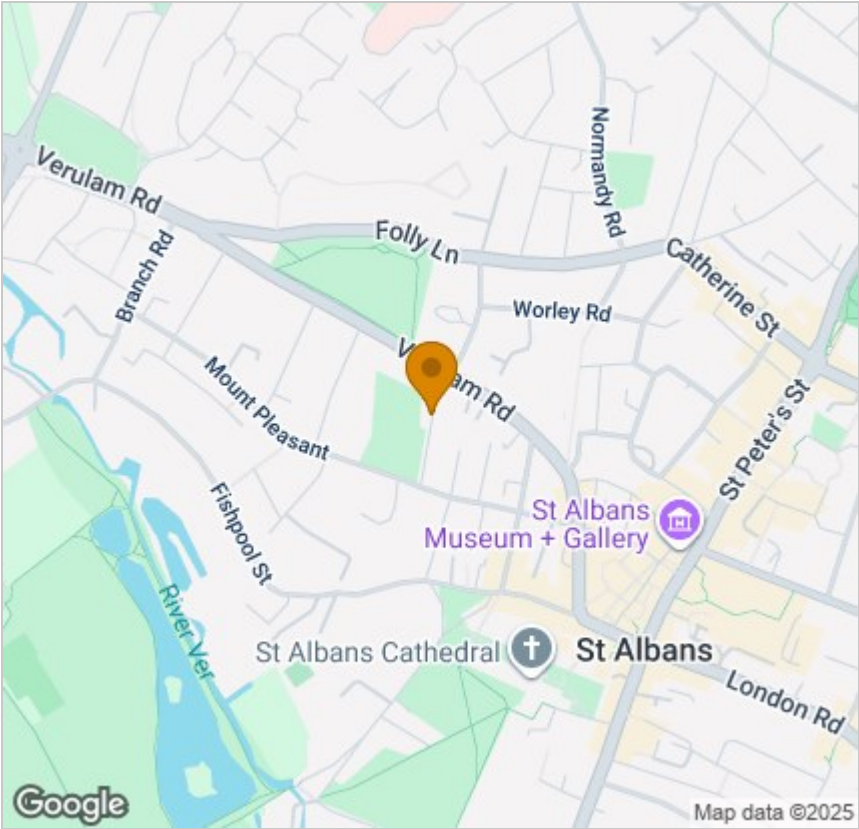
Viewing

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

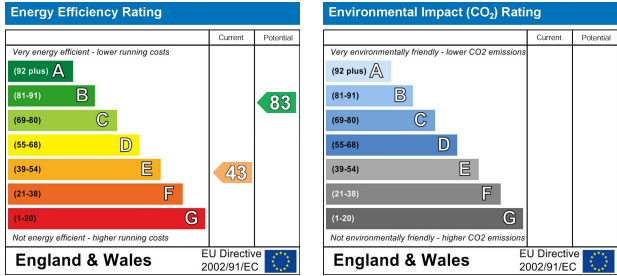
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Area Map



Energy Efficiency Graph



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