



5 Palfrey Close, St. Albans, AL3 5RE

Guide price £1,150,000 Freehold



## 5 Palfrey Close

St. Albans, AL3 5RE

Located in a highly sought-after residential close, this beautifully extended 1930s-style four double bedroom semi-detached home is ideally situated within a 10-minute walk of St Albans City Centre and approx. 1 mile from the mainline train station. The property benefits from a ground floor rear extension and a loft conversion, providing a spacious principal bedroom with en-suite. Further highlights include a private south-west facing rear garden and the added advantage of no onward chain.

The accommodation begins with a covered porch and part-glazed front door opening into a welcoming entrance hall, featuring a turning staircase to the first floor, a convenient cloakroom/W.C., and access to all main rooms. The comfortable bay-fronted lounge flows seamlessly into the dining room, which enjoys views and access to the rear garden. The fitted kitchen offers a range of wall and base units, a pleasant dual aspect, and leads into a generous family room with a vaulted ceiling, windows, and double doors opening onto the rear garden.

The first-floor landing features a window to the front, stairs to the second floor, and doors to three well-proportioned double bedrooms along with a family bathroom suite. The second-floor landing opens into the impressive principal bedroom, which enjoys a dual aspect, eaves storage, and an en-suite bathroom.

Externally, the property boasts a well-established front garden and a driveway providing off-street parking for two vehicles. The delightful 50ft rear garden faces south-west and includes a patio area leading to a lawn bordered by a variety of mature plants, bushes, and trees.

Palfrey Close is a rarely available and highly desirable cul-de-sac located just north of St Albans City Centre and the area is well-served by excellent local schools and an array of green open spaces.





## ACCOMMODATION

**Porch**

**Entrance Hall**

**Cloakroom/W.C.**

**Lounge**

15'4 x 12'4 (4.67m x 3.76m)

**Dining Room**

12'4 x 11'10 (3.76m x 3.61m)

**Kitchen**

14'4 x 9'5 (4.37m x 2.87m)

**Family Room**

22'5 x 8'4 (6.83m x 2.54m)

## FIRST FLOOR

**Landing**

**Bedroom 2**

15'7 x 12'4 (4.75m x 3.76m)

**Bedroom 3**

11'11 x 12'4 (3.63m x 3.76m)

**Bedroom 4**

9'8 x 9'5 (2.95m x 2.87m)

## SECOND FLOOR

**Principle Bedroom**

16'1 x 15'11 (4.90m x 4.85m)

**En-Suite**

## OUTSIDE

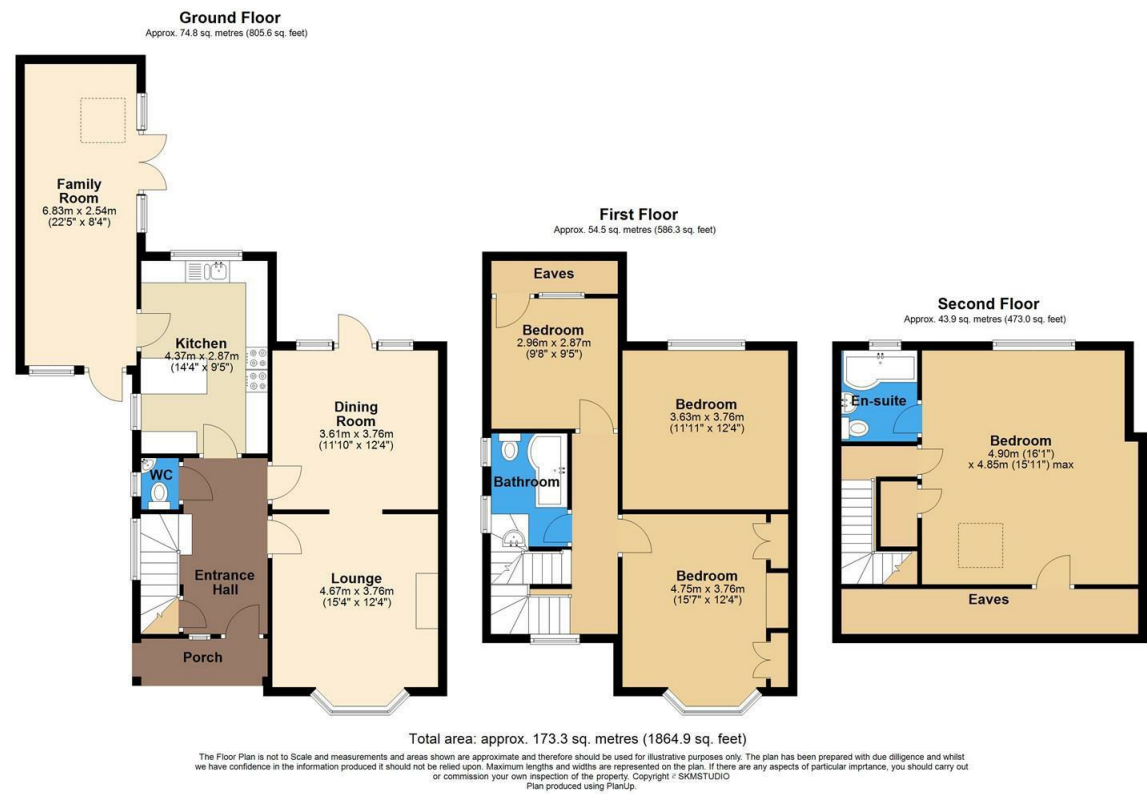
**Front Garden & Off Street Parking**

**South-West Facing Rear Garden**

50 (15.24m)



Floor Plan



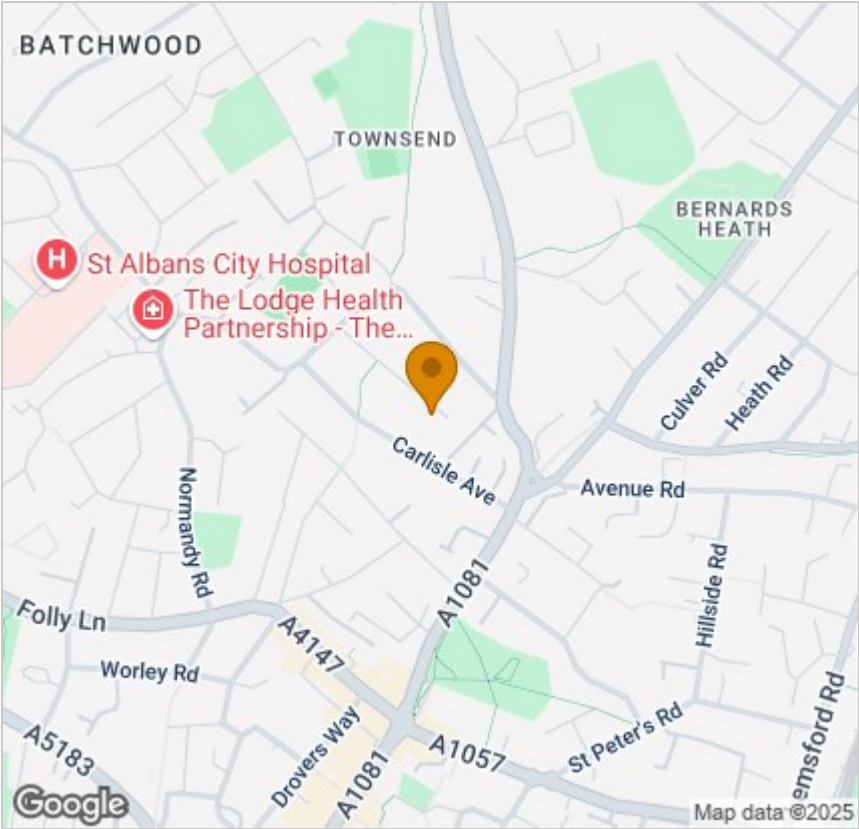
Viewing

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

