



16 Palfrey Close, St Albans, AL3 5RE

Guide price £1,200,000 Freehold



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ESTATE AGENTS



## 16 Palfrey Close

St Albans, AL3 5RE

An attractive 1930s semi-detached home set on a generous plot in a highly sought-after residential close, offering well-planned accommodation with superb potential for side, rear, and loft extensions (subject to planning permission).

Located in the rarely available and desirable Palfrey Close, just north of St Albans City Centre, this charming property is offered with no onward chain, presenting an exciting opportunity for families or buyers looking to create their dream home.

A covered entrance porch opens into a welcoming hallway, complete with under-stairs storage and a convenient cloakroom/WC. The spacious lounge to the front features a bay window and a characterful fireplace, while the dining room at the rear also boasts a fireplace and direct access to the garden via a glazed door. The fitted kitchen includes a range of wall and base units with space for appliances, windows to the side and rear, and flows through to a breakfast room with an additional rear window and door to the front.

Upstairs, the first-floor landing is naturally lit by a side window and leads to four well-proportioned bedrooms. The principal bedroom benefits from a bay window, a built-in cupboard, and a feature fireplace. The second double bedroom also includes a fireplace, storage, and views over the rear garden. A further two bedrooms and a family bathroom suite complete the first floor.

Outside, the front garden is laid to lawn with mature plants and bushes, complemented by a block-paved driveway leading to an attached garage with an up-and-over door. The generous rear garden features a generous lawn, mature trees, and planting with a pathway and side gate for easy access.

Palfrey Close is just a 15-minute walk from St Albans mainline train station, offering fast links into London, and is well-served by highly regarded local schools, parks, and open green spaces.







## ACCOMMODATION

### Cloakroom

### Lounge

15'8" x 13'6" (4.80 x 4.13)

### Dining Room

13'11" x 11'10" (4.26 x 3.63)

### Kitchen

10'0" x 10'1" (3.06 x 3.09)

### Breakfast Room

7'7 x 8'6 (2.31m x 2.59m)

## FIRST FLOOR

### Landing

### Bedroom 1

16'2 x 11'11 (4.93m x 3.63m)

### Bedroom 2

14' x 11'11 (4.27m x 3.63m)

### Bedroom 3

8'11 x 10'2 (2.72m x 3.10m)

### Bedroom 4

6'11 x 10'2 (2.11m x 3.10m)

### Bathroom

## OUTSIDE

### Frontage

### Rear Garden

85'3" x 42'7" (26 x 13)

### Garage





Floor Plan

