

#### 55 Cell Barnes Lane

St. Albans, AL1 5PT

This attractive 1960s mid-terrace house is located in the popular Cell Barnes area of St Albans, close to excellent schools and within easy reach of the mainline train station. The property offers a well-balanced layout, ideal for families and commuters alike.

The front door opens into a welcoming entrance hall with stairs to the first floor, a built-in storage cupboard, and a convenient downstairs cloakroom/WC. To the front of the house is a bright and spacious lounge, while to the rear is a sociable kitchen/dining room fitted with a range of wall and base units and a window overlooking the rear garden.

Upstairs, the landing provides access to the loft, an additional built-in storage cupboard, and doors to all rooms. There are two generously sized double bedrooms, a spacious third bedroom, and a modern family bathroom suite.

Outside, the front garden is neatly maintained with a pathway leading to the entrance. The private rear garden includes a patio area and lawn, and benefits from a useable and flexible garage and rear access via Wingate Way.

Cell Barnes Lane is conveniently located close to a parade of shops, excellent schools including Cunningham Hill Primary and Samuel Ryder Primary/Secondary Schools. The mainline train station is also approximately 1 mile away with bus stops close by and excellent road access to the M25 & M1 motorway network.





















**Entrance Hall** 

Lounge

10'11 x 13'4 (3.33m x 4.06m)

**Kitchen/Dining Room** 

11'5 x 13'4 (3.48m x 4.06m)

WC

FIRST FLOOR

Bedroom 1

11'9 x 10'3 (3.58m x 3.12m)

Bedroom 2

11'4 x 10'4 (3.45m x 3.15m)

Bedroom 3

8'10 x'8'8 (2.69m x'2.64m)

Bathroom

**OUTSIDE** 

**Front Garden** 

Rear Garden

40 (12.19m)

Garage

17' x 7'9 (5.18m x 2.36m)







#### Floor Plan

### **Ground Floor** Approx. 56.1 sq. metres (603.9 sq. feet) First Floor Approx. 42.4 sq. metres (455.9 sq. feet) Bathroom Bedroom Kitchen/Dining 3.45m x 3.15m (11'4" x 10'4") Room 3.48m x 4.06m (11'5" x 13'4") **Garage** 5.18m x 2.36m (17' x 7'9") Landing **Entrance** Hall Bedroom Lounge 3.33m x 4.06m (10'11" x 13'4") 3.58m x 3.12m (11'9" x 10'3") Bedroom 2.69m x 2.64m (8'10" x 8'8")

Total area: approx. 98.5 sq. metres (1059.8 sq. feet)

The Floor Plan is not to Scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared with due dilligence and whilst we have confidence in the information produced it should not be relied upon. Maximum lengths and widths are represented on the plan. If there are any aspects of particular imprtance, you should carry out or commission your own inspection of the property. Copyright © SKMSTUDIO

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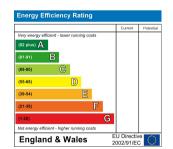
## **Viewing**

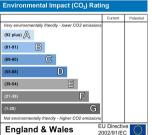
Please contact our Office on 01727 223344 if you wish to arrange a viewing appointment for this property or require further information.

### Area Map



# **Energy Efficiency Graph**





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