



55 Cell Barnes Lane, St. Albans, AL1 5PT

Guide price £525,000 Freehold





## 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.







## ACCOMODATION

### 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

