



39 Napsbury Lane, St. Albans, AL1 1DU

Guide price £875,000 Freehold





## 39 Napsbury Lane

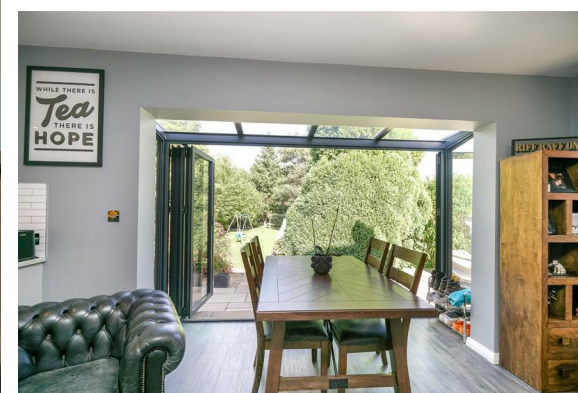
St. Albans, AL1 1DU

A wonderfully private bungalow set behind gated access, this beautifully presented home combines modern elegance with practical family living. A newly laid block-paved driveway with feature lighting offers generous off-road parking and a stylish welcome.

The accommodation begins with a light-filled hallway leading to three double bedrooms, a sleek shower/wet room, and a contemporary four-piece family bathroom. To the rear, 'the heart of the home' is a stylish open-plan kitchen including premium Neff appliances, grey shaker style base and wall units complimented with a white worktops, a generous dining area and a lounge/dining space with bi-fold doors opening onto the garden.

The south-facing garden extends to approximately 250ft, offering outstanding privacy. A newly laid sandstone patio creates a seamless indoor-outdoor lifestyle, ideal for entertaining and summer living. Additional benefits include a lean-to offering a flexible space for a utility and white goods as well as side access to the front and rear. There is an integral garage with an up and over door and a door leading to the rear garden.

Napsbury Lane is located to the southeast of St Albans and provides excellent access to the local amenities of the City centre and Colney Fields retail park in London Colney. There is also convenient access to the surrounding road networks including the M25 & M1 motorway.







## ACCOMMODATION

### Entrance Hall

### Lounge/Kitchen/Dining Room

13'9 x 22'9 (4.19m x 6.93m)

### Bedroom One

16'8 x 11'11 (5.08m x 3.63m)

### Bedroom Two

12'7 x 10'3 (3.84m x 3.12m)

### Bedroom Three

9 x 11'11 (2.74m x 3.63m)

### Bathroom

### Wet Room

### Utility Room

## EXTERNAL

### Gated Driveway

### Garage

14'8 x 7'8 (4.47m x 2.34m)

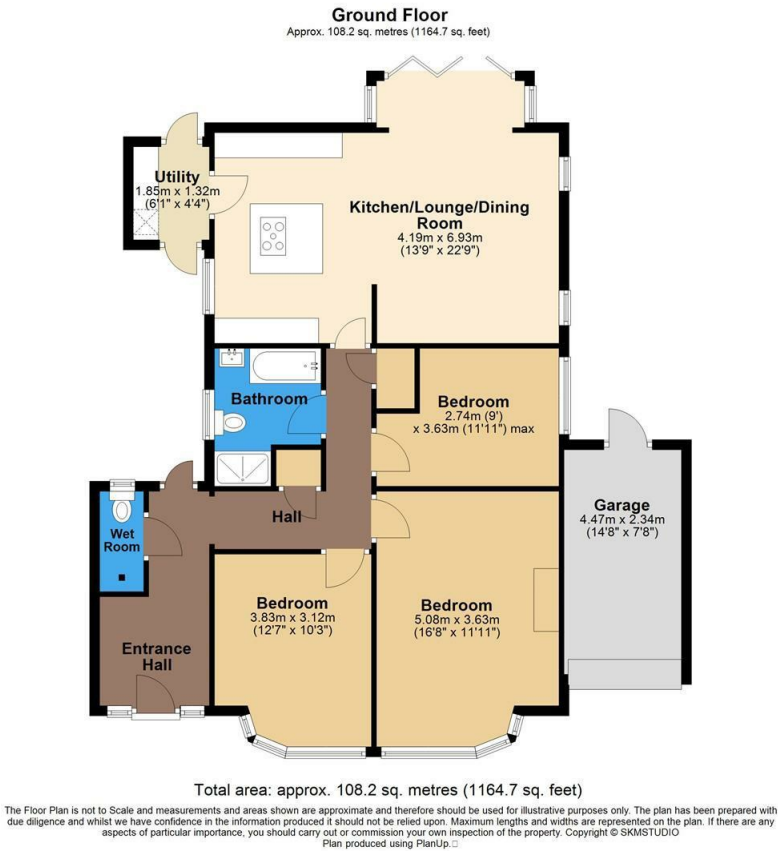
### Rear Garden

250 (76.20m)





Floor Plan



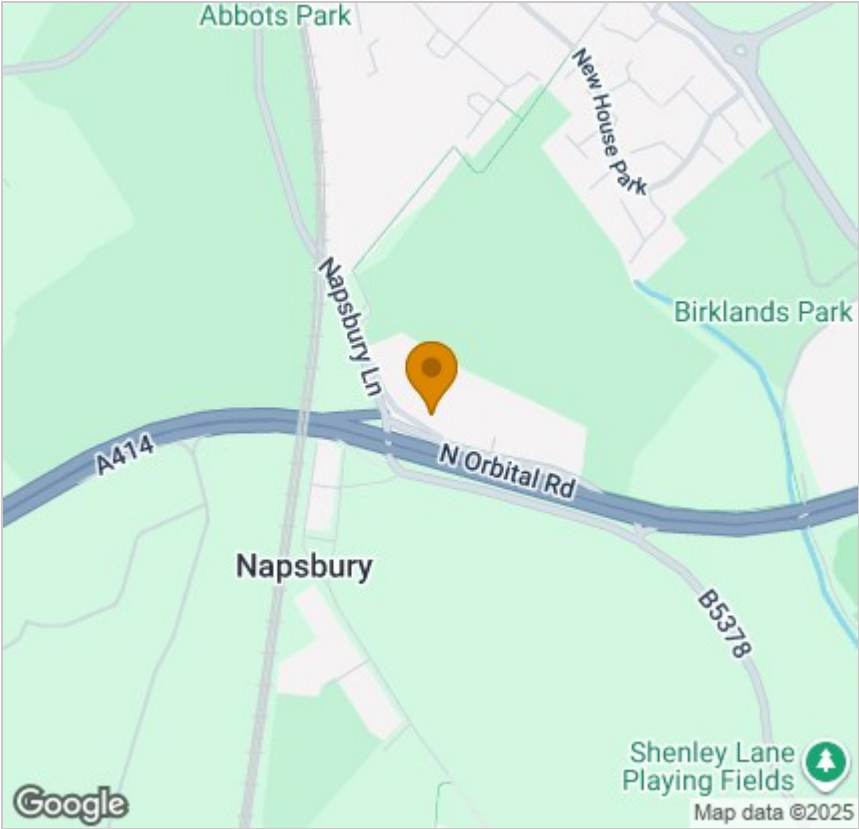
Viewing

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

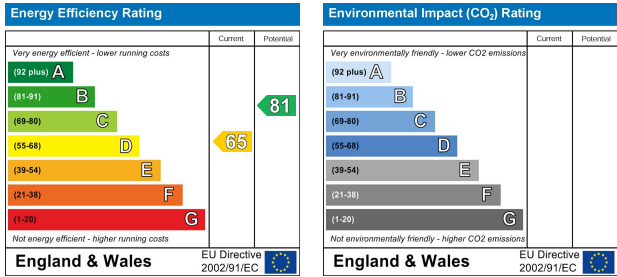
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Area Map



Energy Efficiency Graph



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