



Punch Bowl Lane

St. Albans | Hertfordshire | AL3 6RJ

STEP INSIDE

Punch Bowl Lane

Set on a 2-acre plot, the property is surrounded by picturesque farmland, providing a serene and private setting for family life. The expansive land offers a wealth of opportunities for outdoor activities, gardening, or even small-scale farming, making it an ideal retreat for nature enthusiasts and those seeking a peaceful lifestyle.

The house itself boasts four spacious bedrooms, each designed to maximize comfort and natural light. With a formal dining room, a large sitting room with views to the front and back, a separate family room, and a large kitchen/breakfast room, the home is perfect for both relaxation and entertaining. The potential is vast, allowing new owners to tailor the property to their specific needs and tastes. The inclusion of a workshop adds to the property's appeal, providing a versatile space that can be used for hobbies, storage, or as a home office.

Despite its rural charm, the property remains conveniently close to St Albans city centre, ensuring easy access to all essential amenities. St Albans offers a vibrant mix of shopping, dining, and cultural attractions, including historic sites, parks, and excellent schools. This proximity means that residents can enjoy the best of both worlds – the peace and beauty of the countryside with the convenience and vibrancy of city life.









STEP OUTSIDE

Punch Bowl Lane

Living on Punch Bowl Lane, in the charming AL3 6RJ area, offers a unique blend of tranquillity and convenience, making it an idyllic place to call home. This picturesque lane is nestled within the historic city of St. Albans, renowned for its rich heritage and vibrant community. The area is characterized by its stunning architecture, leafy surroundings, and a welcoming atmosphere that appeals to families, professionals, and retirees alike.

One of the standout features of Punch Bowl Lane is its proximity to excellent amenities and services. Residents can enjoy a leisurely stroll to the bustling city centre, where a diverse array of shops, cafes, and restaurants await. From independent boutiques to well-known retail chains, there's something to cater to every taste and need. Additionally, the nearby Verulamium Park provides a perfect escape for nature enthusiasts, offering expansive green spaces, picturesque lakes, and a wealth of recreational activities.

Education and transport links are also significant advantages of living in this area. Punch Bowl Lane is served by a selection of highly regarded schools, making it an attractive choice for families. Commuters will appreciate the excellent transport connections, with St. Albans City railway station providing quick and convenient access to London and other major cities. The area is also well-connected by road, with easy access to the M1 and M25 motorways.





Approximate Gross Internal Area
 Ground Floor = 112.7 sq m / 1,213 sq ft
 First Floor = 94.2 sq m / 1,014 sq ft
 Outbuilding = 41.2 sq m / 443 sq ft
 Total = 248.1 sq m / 2,670 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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