



Connells

Folly Lane  
St. Albans



Folly Lane  
St. Albans AL3 5JT

for sale offers in excess of  
**£699,950**



## Property Description

Connells in St Albans are proud to be offering to the market this charming two-bedroom, plus a LOFT ROOM period home that is situated within this sought after central local in the heart of the Conservation area.

The ground floor accommodation enjoys a welcoming entrance hallway which leads through to bay fronted sitting/dining room with a beautiful feature fireplace, solid wood floors and double doors opening to the rear garden, plus there is an extended kitchen with further double doors leading to the rear.

Across the first and second floor accommodation, the property boasts a landing area which leads to two double bedrooms, plus a further double-loft room and a modern fitted family bathroom.

The rear garden is predominately laid to lawn with a patio area and makes for the perfect private space to relax and unwind.

Folly Lane is a highly sought after location and provides easy walking distance into the City Centre and station.

Interest levels are anticipated to be high, so please call branch for further information and to arrange your viewing appointment.

## Hallway

16' 2" max x 3' 5" max ( 4.93m max x 1.04m max )

## Lounge

13' 5" max x 10' 9" max ( 4.09m max x 3.28m max )

## Dining Room

11' 5" max x 11' 5" max ( 3.48m max x 3.48m max )

## Kitchen

11' 9" max x 8' 6" max ( 3.58m max x 2.59m max )

## Bedroom One

12' 9" max x 18' max ( 3.89m max x 5.49m max )

## Bedroom Two

14' 5" max x 14' 5" max ( 4.39m max x 4.39m max )

## Loft Room

12' 9" max x 18' max ( 3.89m max x 5.49m max )

## Bathroom

11' 9" max x 8' 6" max ( 3.58m max x 2.59m max )





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

**T 01727 856 781**  
**E [stalbands@connells.co.uk](mailto:stalbands@connells.co.uk)**

38 Chequer Street  
 ST. ALBANS AL1 3YH

EPC Rating: D Council Tax  
 Band: D

**view this property online [connells.co.uk/Property/STA316700](http://connells.co.uk/Property/STA316700)**

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: STA316700 - 0005