



## Folly Lane

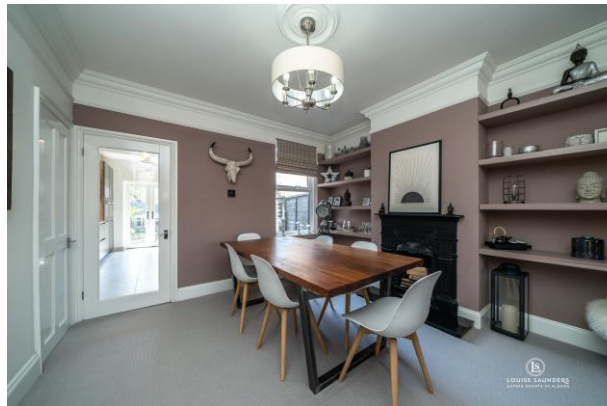
A Three Bedroom Character House in Central St Albans

# Three Bedroom House in Central St Albans

£750,000

- Three Bedrooms • Family Bathroom • Entrance Hall • Modern Kitchen • Lounge • Dining Room •
- Private Garden • Walking Distance to Mainline Station • Town Centre Location •

This attractive period property has been recently refurbished to a high standard. The stylishly presented accommodation comprises three double bedrooms, a family bathroom, entrance hall, open plan dining/living room and kitchen with double doors opening onto the landscaped rear garden. The house is close to popular local schools and within walking distance of St Albans mainline station and historic city centre.





## Walking Distance of St Albans Mainline Station and City Centre

### Ground Floor

The traditional front door opens into the welcoming entrance hall with herringbone parquet wood flooring. A door to the right leads into the lounge, with large window over the front aspect which floods the room in natural light. There is a beautiful feature cast iron fireplace and the room is carpeted. The dining room is open plan with the lounge and has space for a seating area and window to rear aspect. Beyond the dining room is the recently fitted kitchen. The room has double doors onto the rear garden. The kitchen has been stylishly fitted with a range of wall mounted and base units and has a breakfast bar area. There are a range of integrated appliances such as an induction hob and double electric ovens, a dishwasher, fridge freezer and washing machine.

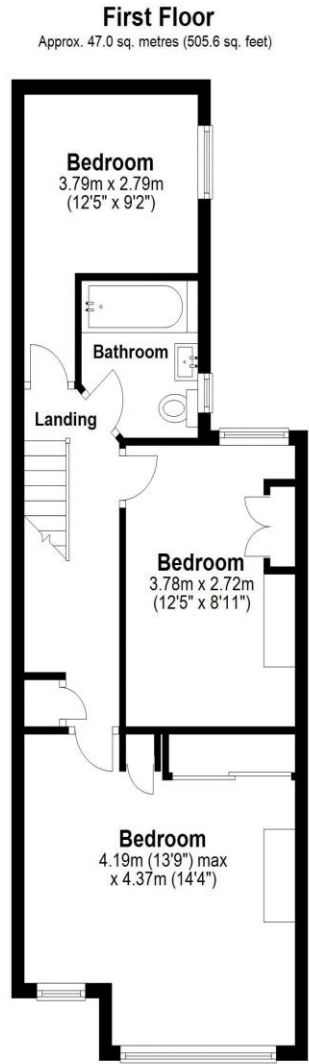
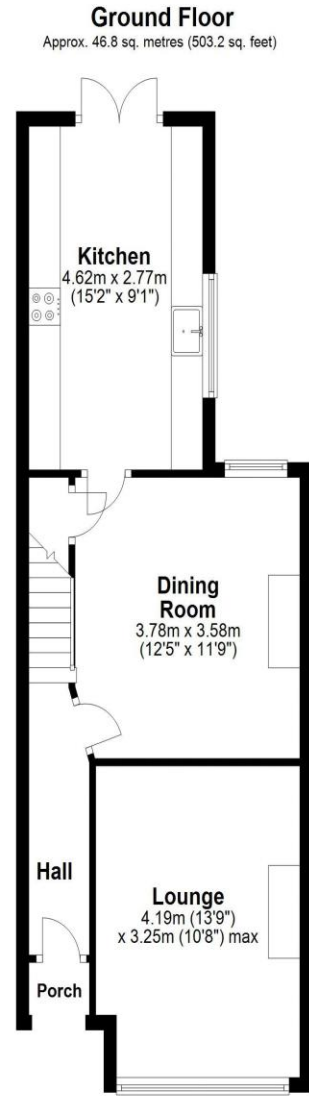
### First Floor

Stairs lead from the hallway to the first floor. From the landing are the family bathroom and the three bedrooms. The master bedroom has two windows to front aspect. There are two further double bedrooms. The family bathroom has been stylishly fitted with bath, shower over, wash hand basin and wc.

### Exterior

Double doors lead onto the pretty rear garden. There is a patio area immediately to the rear of the house, ideal for summer entertaining. There is also a raised deck area to the back of the garden. The rear garden is mainly laid to artificial lawn with wooden fence borders. To the front of the house is an area bordered by low level brick wall and a path leading to the front door.





Total area: approx. 93.7 sq. metres (1008.9 sq. feet)

Disclaimer - Floor plan is for marketing purposes only and is to be used as a guide - SKM Studio  
Plan produced using PlanUp.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

[www.louisesaunders.co.uk](http://www.louisesaunders.co.uk)

T: (01727) 833381

E: [louise@louisesaunders.co.uk](mailto:louise@louisesaunders.co.uk)



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