

FOR SALE



4 Bedroom Detached Bungalow, Napsbury Lane, St Albans
Asking Price Of £900,000


MARTIN&CO



Napsbury Lane, St Albans

4 Bedrooms, 2 Bathroom

Asking Price Of £900,000

- **Beautifully Presented, Detached Family Home**
- **Large Landscaped Rear Garden**
- **Brand New Garden Room/Office**
- **Extensive Off-Street Parking**
- **Four Bedrooms and Two Bathrooms**
- **Planning Permission for Substantial Additions**
- **Electric Car Charger**

Martin & Co St Albans are delighted to present this beautiful 4 bed, 2 bath detached family home located within easy reach of the City Centre and good rail and road transport links. The house has been extended to provide spacious, open plan living over 2 floors but also has the added benefit of planning permission for 2 further bedrooms and bathrooms on the first floor.

The property has electric gates and a large driveway providing off street parking for several cars and an electric car charger.

Leading off the entrance hallway is the master bedroom suite which has fitted wardrobes, a separate dressing room and a recently fitted shower room. There are two further double bedrooms on the ground floor, as well as a family bathroom.

The rear of the property offers a superb, open plan living, kitchen and dining area with bi-fold doors opening onto a large decked area with fitted seating. There is also a well-appointed utility room which also has planning permission for a substantial extension.



The fourth bedroom is on the first floor and has a WC and basin with a dormer window overlooking the garden.

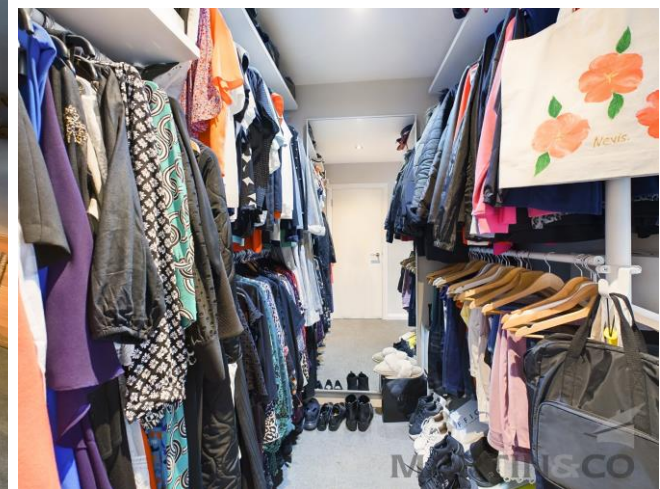
The rear garden extends over 100ft and is mainly laid to lawn with a large decked area and decorative fishpond.

At the bottom of the garden is a newly constructed garden room/office which has been finished off to a very high standard and has an open plan living/kitchen area with an additional reception room and shower facilities.

There is also a second smaller garden room which is currently used as a gym/storage room.

The property has a gas boiler and benefits from underfloor heating in the ground floor living areas and radiators throughout the rest of the property.

Call sole agents Martin & Co St Albans for arrange a viewing on 01727898236





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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		



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Approximate total area⁽¹⁾
105.39 m²

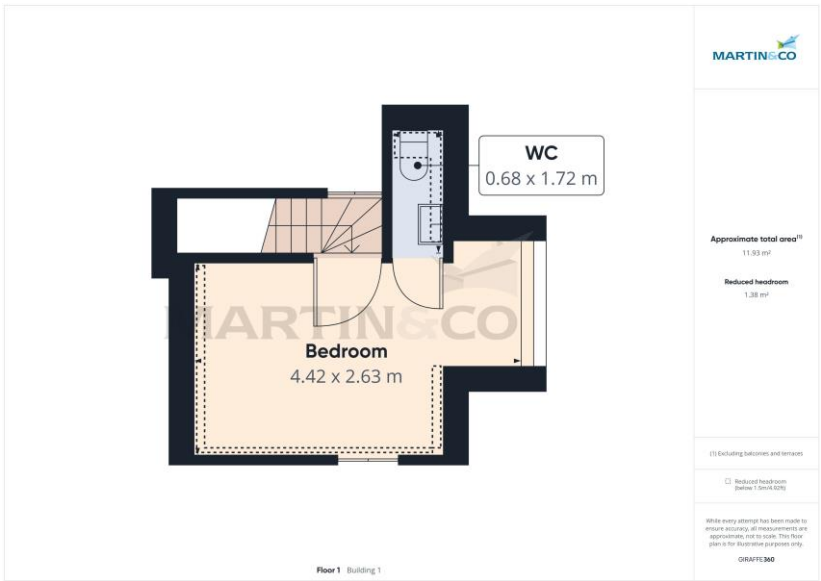
Reduced headroom
1.23 m²

(1) Excluding balconies and terraces

☐ Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Approximate total area⁽¹⁾
11.93 m²

Reduced headroom
1.38 m²

(1) Excluding balconies and terraces

☐ Reduced headroom (below 1.5m/4.92ft)

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Approximate total area⁽¹⁾
27.96 m²

(1) Excluding balconies and terraces

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.





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