



20 Nuns Lane, St. Albans, AL1 2HR



This beautifully presented four double bedroom semi-detached family home has been thoughtfully extended in 2015 to create a superbly balanced and versatile living space. Further improvements and modernisation were completed in 2021, ensuring the property is finished to an exceptional standard throughout.

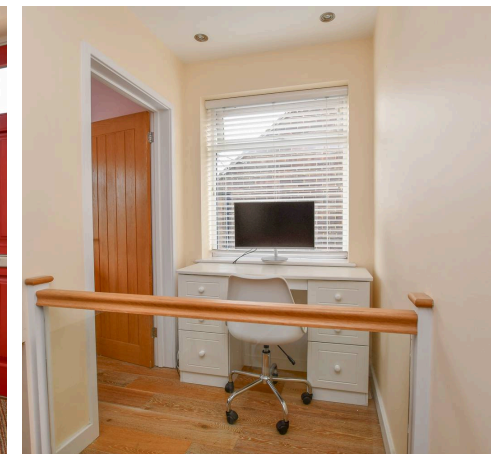
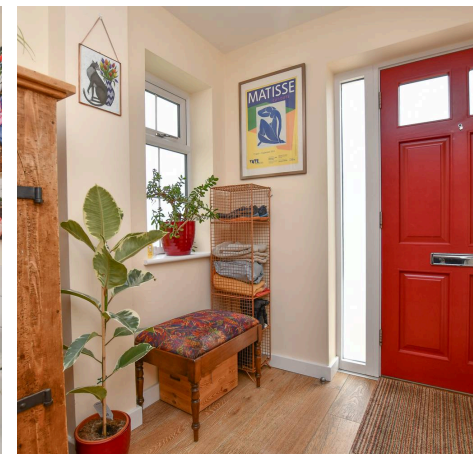
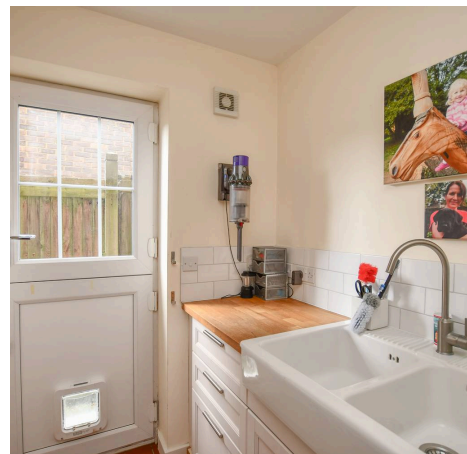
Upon entering, you are welcomed by a bright and spacious entrance hall, providing access to a separate living room, an updated ground floor shower room, and the stunning open-plan kitchen, dining and family room. Undoubtedly the heart of the home, this impressive space has been designed with modern family living in mind and features a bespoke reclaimed oak kitchen, a striking lantern roof light that floods the room with natural light, and a charming log-burning stove, creating a warm and inviting atmosphere during the colder months.

A separate utility room with direct access to the garden completes the ground floor accommodation.

The first floor offers four generously proportioned double bedrooms, with the smallest bedroom benefiting from access to its own dedicated office space, ideal for home working or study. A well-appointed family bathroom serves the first floor.

Externally, the property enjoys paved off-street parking to the front, while the mature rear garden provides a wonderful outdoor space for the whole family. Featuring a patio area, a large lawn, and a garden office, the garden offers excellent versatility. The garden office is equipped with power, lighting and hardwired internet, making it an ideal home office, studio, gym or hobby room.

Combining stylish contemporary finishes with practical family living, this exceptional home offers spacious and flexible accommodation both inside and out.



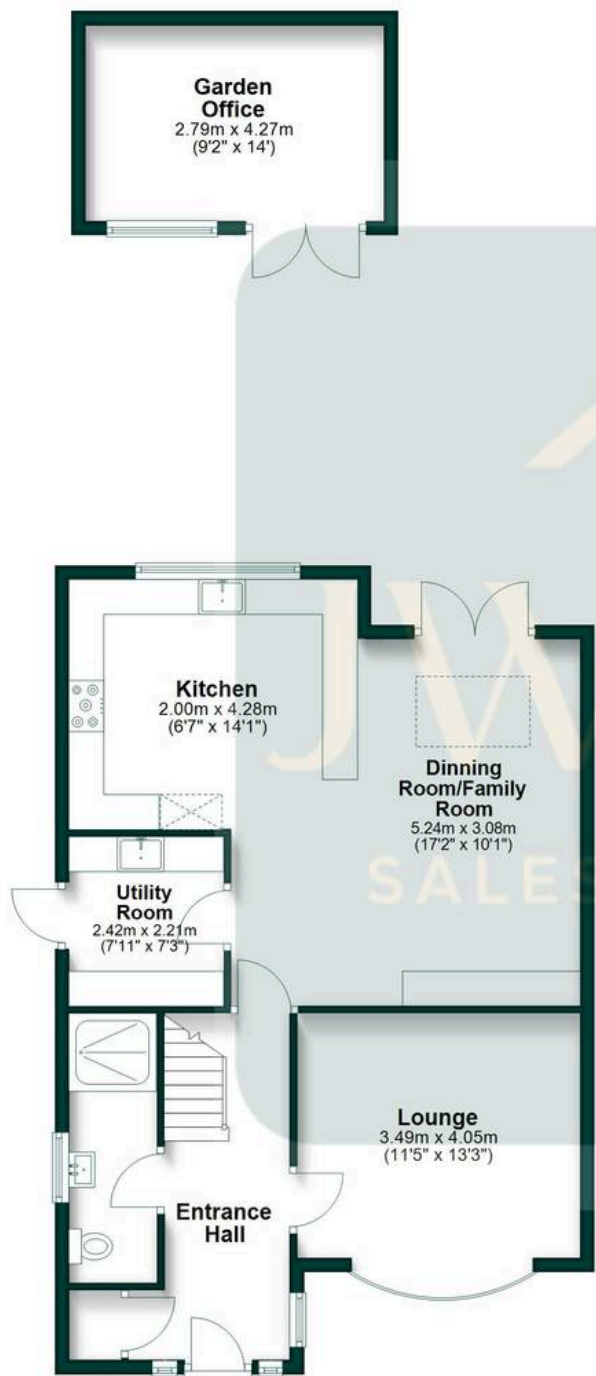




- Extended and remodelled in 2015 to create superb family accommodation
- Further modernised and upgraded throughout in 2021
- Four generously sized double bedrooms
- Spacious separate living room
- Stunning open-plan kitchen, dining and family room
- Bespoke reclaimed oak kitchen with lantern roof light
- Ground floor shower room and separate utility room
- Mature rear garden with patio, lawn and versatile outbuilding
- Garden office with power, lighting and hardwired internet, ideal as a home office, studio or gym

### Ground Floor

Approx. 84.8 sq. metres (912.5 sq. feet)



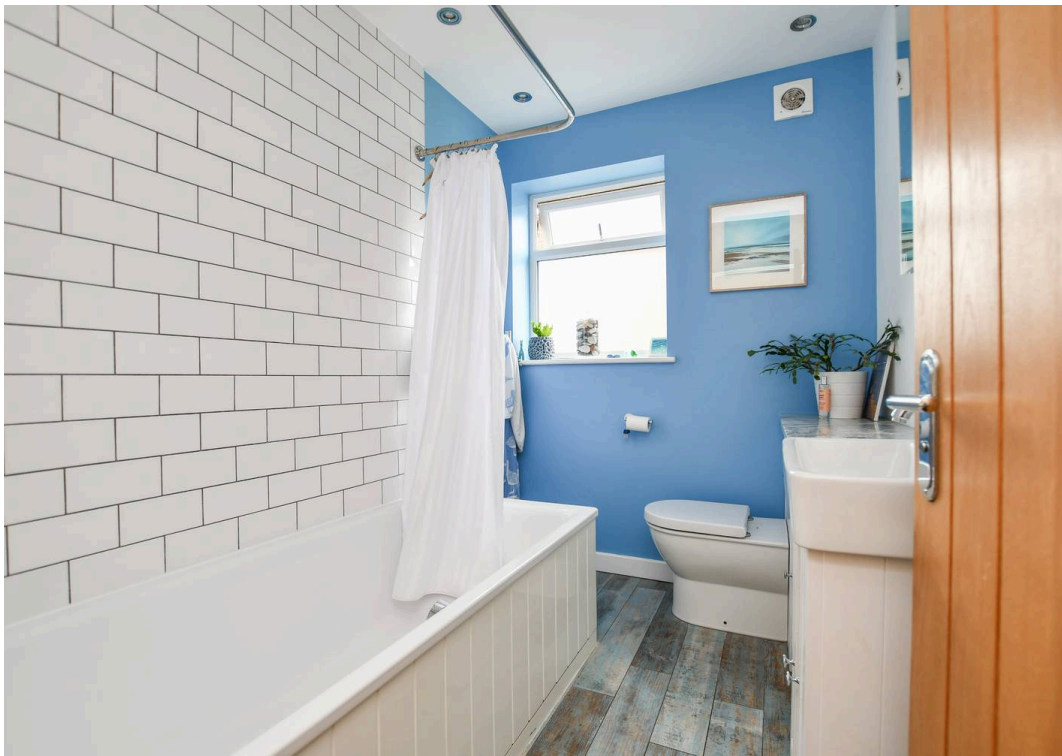
### First Floor

Approx. 61.4 sq. metres (660.9 sq. feet)



Total area: approx. 146.2 sq. metres (1573.4 sq. feet)







Perfectly positioned within the popular Sopwell area of St Albans, Nuns Lane offers the ideal balance between city convenience and a relaxed residential setting. The property is within easy reach of St Albans city centre, where an excellent selection of independent boutiques, restaurants, cafés and leisure facilities can be enjoyed. For commuters, St Albans City Station provides fast and frequent rail services into London St Pancras, making the area particularly attractive for professionals seeking a straightforward journey into the capital. The area is also well served by highly regarded schools, making it a popular choice for families. Residents benefit from an abundance of nearby green spaces, including Verulamium Park, Sopwell Nunnery and the surrounding Hertfordshire countryside, offering excellent opportunities for walking, cycling and outdoor recreation. Everyday amenities are close at hand, while the vibrant city centre provides a rich mix of culture, history and entertainment. Combining excellent transport links, outstanding schooling and a strong sense of community, Nuns Lane represents an exceptional location for families and professionals alike seeking the very best of St Albans living.

Council Tax band: D

Tenure: Freehold





JW&Co

3 London Road - AL1 1LA

01727 844444 · [stalbans@jwandco.co.uk](mailto:stalbans@jwandco.co.uk) · [www.jwandco.co.uk](http://www.jwandco.co.uk)

