



64 Cell Barnes Lane, St. Albans, AL1 5QJ

Guide price £525,000 Leasehold



64 Cell Barnes Lane

St. Albans, AL1 5QJ

A three-bedroom maisonette offering approximately 949.8 sq. ft. of accommodation arranged over two floors. The property benefits from a front driveway providing parking for multiple vehicles, a generous enclosed rear garden and a useful outbuilding for storage.

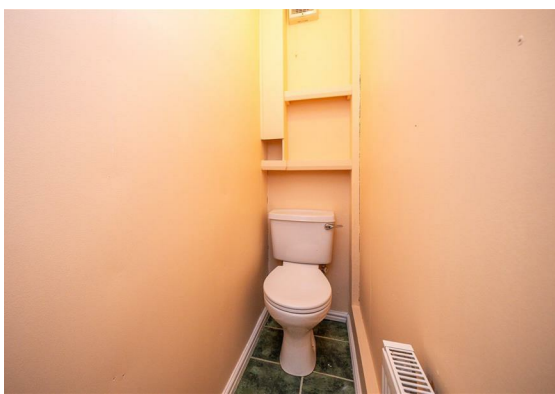
A composite entrance door opens into the entrance hall, with a useful ground floor W.C. The entrance hall leads through into the main hall, where a staircase rises to the first-floor accommodation.

To the rear of the property is the dining room, enjoying views over the garden and providing access via an external door. Positioned off the dining room is the kitchen, fitted with a range of units and work surfaces, with space for appliances and a window with a front aspect.

The first-floor landing provides access to all rooms. To the front is the lounge, a well-proportioned reception room with a large window allowing for excellent natural light. There are three bedrooms in total, comprising two larger double bedrooms and a further single bedroom. Completing the accommodation is the family bathroom, fitted with a three-piece suite including a bath with shower over, wash hand basin and WC.

Externally, the front of the property benefits from a multi-vehicle driveway providing ample off-street parking. To the rear is a generous enclosed garden, offering a good amount of outdoor space. An outbuilding is located within the garden, providing useful external storage.

Cell Barnes Lane is conveniently located close to a parade of shops, excellent schools including Cunningham Hill Primary and Samuel Ryder Primary/Secondary Schools. The mainline train station is just over 1 mile away with bus stops close by and excellent road access to the M25 & M1 motorway network.





ACCOMMODATION

Entrance Hall

Hall

Kitchen

9'10 x 8'3 (3.00m x 2.51m)

Dining Room

11'6 x 10'10 (3.51m x 3.30m)

W.C

FIRST FLOOR

Landing

Lounge

12'4 x 11'0 (3.76m x 3.35m)

Bedroom

12'4 x 10'6 (3.76m x 3.20m)

Bedroom

12'4 x 9'2 (3.76m x 2.79m)

Bedroom

10'10 x 7'3 (3.30m x 2.21m)

Bathroom

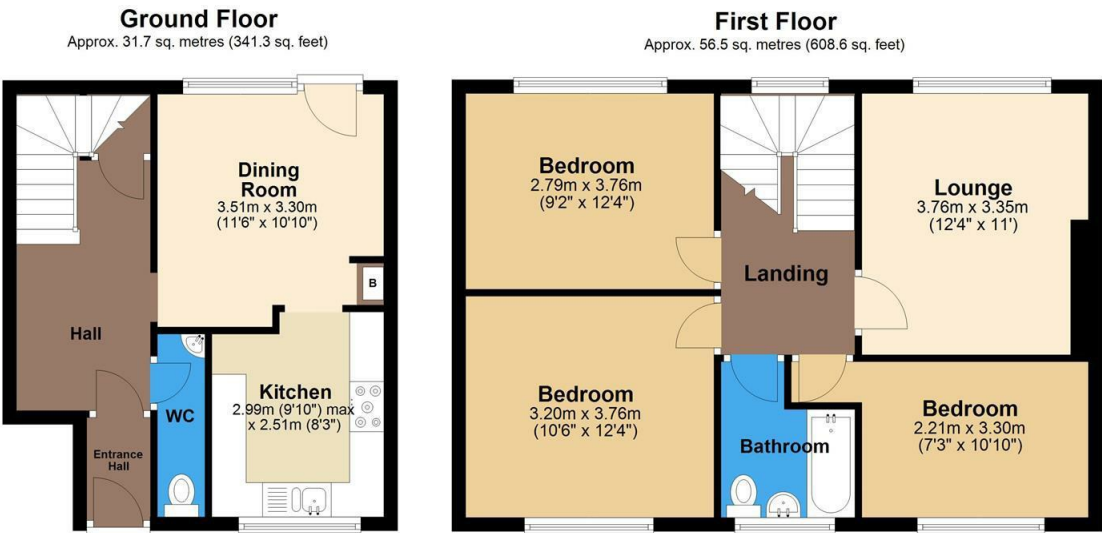
OUTSIDE

Frontage

Rear Garden



Floor Plan



Total area: approx. 88.2 sq. metres (949.8 sq. feet)

The Floor Plan is not to Scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared with due diligence and whilst we have confidence in the information produced it should not be relied upon. Maximum lengths and widths are represented on the plan. If there are any aspects of particular importance, you should carry out or commission your own inspection of the property. Copyright © SKMSTUDIO
Plan produced using PlanUp.□

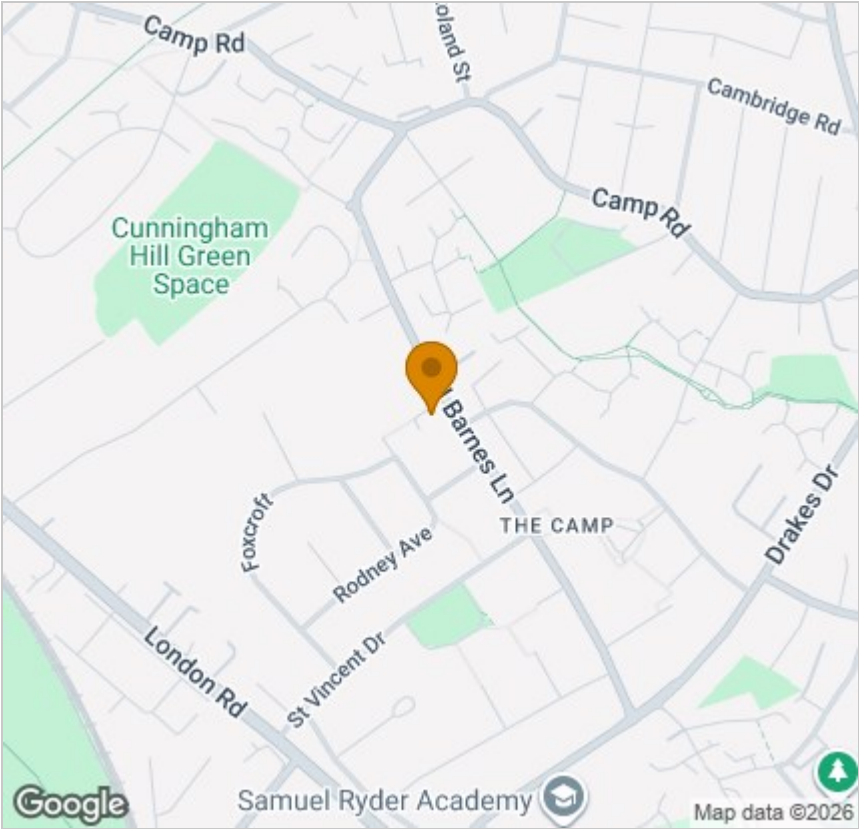
Viewing

Please contact our Office on 01727 223344 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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Area Map



Energy Efficiency Graph

