51 Cell Barnes Lane, St. Albans, AL1 5PT

Guide price £630,000 Freehold

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Paul Barker ESTATE AGENTS

51 Cell Barnes Lane

St. Albans, AL1 5PT

An extended semi-detached house with a flexible detached two story annex to the rear, conveniently located for local shops, schools and the mainline station. There's an opportunity to convert the annex into a totally separate dwelling (subject to council permission) or both properties would make an excellent addition to a rental portfolio and is offered with the benefit of no onward chain.

The house begins with a welcoming entrance hall with doors to rooms and stairs to the first floor with storage below. The comfortable lounge has a window to the front, and flows through folding glass doors to an extended family room with double doors to the rear garden and a door to the kitchen. The extended kitchen offers plenty of storage with a range of wall and base units with space for a dining table. The first floor landing has a hatch to the loft and doors to three bedrooms and a family bathroom with shower cubicle.

Externally there's a driveway for two cars with a passageway to the side of the house with a gate leading to the rear. The back garden has a patio area, raised beds and a lawn area with a pathway leading to a two bedroom detached annex. The annex can be accessed via a door from the garden and also a separate front door onto Wingate Way. The property offers an open plan living space and a fitted kitchen with integrated appliances, plus a useful utility room and downstairs W.C. The first floor leads immediately in to the master bedroom with two skylight windows, a walk in wardrobe, a second bedroom or a separate dressing area and an en-suite bathroom.

ACCOMMODATION

Entrance Hall

Kitchen/DIner
20'8 x 8'11 (6.30m x 2.72m)

Family Room
20'7 x 9'11 (6.27m x 3.02m)

Lounge
12'11 x 10'11 (3.94m x 3.33m)

FIRST FLOOR

Bedroom
10'11 x 10'6 (3.33m x 3.20m)

Bedroom
10'11 x 9'11 (3.33m x 3.02m)

Bedroom
8'11 x 7'7 (2.72m x 2.31m)

Bathroom

OUTSIDE

Front Garden

Outside W.C.

Rear Garden

Floor Plan

Total area: approx. 97.3 sq. metres (1047.4 sq. feet)

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

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