



10 New England Street, St. Albans, Hertfordshire AL3 4QQ

Guide price £850,000 Freehold



2



1



4



E

Paul Barker
ESTATE AGENTS

10 New England Street

St. Albans, Hertfordshire AL3 4QQ

Nestled on a sought-after street in the heart of the conservation area, this period home offers stunning panoramic views over 'The Brickie' park. Providing the opportunity to simply create 3 or even 4 bedrooms due to the flexible space spanning three floors, the property blends timeless character with modern living, featuring a recent spacious and versatile lower ground-floor extension with bi-fold doors opening onto a charming walled west-facing garden.

Stepping through the front door, you're welcomed into the hallway with a direct view of the park. To the right, the cosy reception area is flooded with natural light from dual aspect windows, and boasts a charming fireplace, a classic sash window to the front, and exposed wooden floorboards. The living space is currently configured as open-plan with a work/study area and could easily provide a further bedroom space if desired with expansive park views.

On the lower ground-floor you'll find an impressive, bright and airy open-plan kitchen-dining area with bifold doors, and Swedish LVT oak-style flooring. A large roof window bathes the additional sitting area, which could be a snug, or a perfect play area for little ones.

The stylish kitchen, fitted with sleek cabinetry, wooden worktops, and a range of integrated appliances, is complemented by a full-height wall of storage, including a utility cupboard. A recently installed W/C completes this floor.

The first-floor landing also benefits from park views and provides access to the principal bedroom, featuring fitted wardrobes, a shower cubicle, and a washbasin set back into a discreet vanity area. A well-proportioned second bedroom and family bathroom with a bath, basin, and WC, complete this level.

Outside, there's a charming frontage, and to the rear, the delightful, walled garden offers a peaceful retreat, with a patio area ideal for outdoor dining, and direct access to the park. Located close to excellent primary schools and all the City centre offers.





ACCOMMODATION

Entrance Hall

Lounge

10'9 x 10'7 (3.28m x 3.23m)

Study

11'6 x 10'8 (3.51m x 3.25m)

LOWER GROUND

Kitchen/Diner

20'0 x 14'2 (6.10m x 4.32m)

Snug

11'0 x 9'11 (3.35m x 3.02m)

W.C.

FIRST FLOOR

Bedroom

10'11 x 9'0 (3.33m x 2.74m)

Bedroom

11'0 x 8'2 (3.35m x 2.49m)

Bathroom

OUTSIDE

Frontage

Rear Garden



Floor Plan



Viewing

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

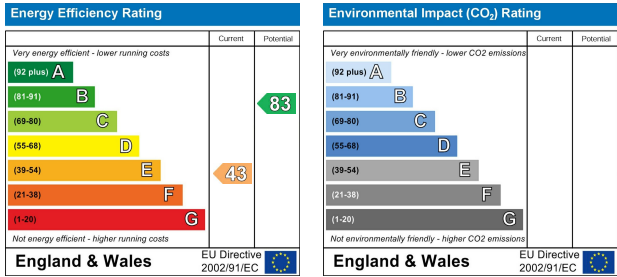
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as 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.

Longmire House 36-38 London Road, St Albans, AL1 1NG
01727 223344 | Email: sales@paul-barker.co.uk | www.paul-barker.co.uk

Area Map



Energy Efficiency Graph



Paul Barker
ESTATE AGENTS