



Connells

Barley Mews Barley Mews, Barley Close
St. Albans



Property Description

Plot 5 at Barley Mews is an impressive three-bedroom three bathroom detached home set slightly apart from the other homes in the gated cul de sac creating a more private position and a wonderful sense of space.

With the largest garden in the collection and doors leading outside from both the lounge and the kitchen diner this home is ideal for relaxed entertaining and effortless indoor-outdoor living. A separate study offers flexibility for those who work from home and a guest cloakroom completes the ground floor.

Upstairs the principal bedroom includes a stylish ensuite shower room while two further well-proportioned bedrooms are served by a modern family bathroom. Premium finishes including underfloor heating to the ground floor fitted wardrobes high quality flooring Quartz worktops and integrated appliances help to create a luxurious and comfortable living environment throughout.

With private parking peaceful countryside surroundings and convenient access into St Albans this exceptional home offers the perfect blend of privacy space and lifestyle.

Development Overview

Barley Mews is an exclusive private gated cul de sac of just five luxury detached homes surrounded by countryside while remaining close to the vibrant heart of St Albans.

Beautifully designed settings peaceful views and lots of natural light create a wonderful place to call home.

Each home has been finished to a superb standard with premium shaker style kitchens featuring Quartz worktops and a Quooker boiling water tap underfloor heating to the ground floor luxurious carpets to the first floor fitted wardrobes to bedrooms and beautifully designed bathrooms. Thoughtfully designed layouts private gardens and quality finishes create an exceptional living environment.

Specification

Kitchen

Ash Shaker Style Units in Tatton Grey Finish
Feature under-cabinet lighting to wall units
Quartz Stone Works Tops (30mm),
splashbacks to hob
and perimeter upstands
Stainless Steel undermounted sink
5 ring induction hob
Quooker tap (stainless steel), provides hot,
cold, filtered
and boiling water
Integrated extractor hood within kitchen island
(where
possible)
70/30 fridge freezer
Integrated dishwasher
All appliances AEG

Utility And Wc

Free-standing separate washing machine and tumble dryer
Stainless steel sink
Storage cupboards
Quartz stone worktop
Built-in joinery vanity unit with wash basin and storage
Wall-mounted backlit mirror
Wall-mounted WC with soft closing seat and dual flush

Bathroom & Ensuite Shower Room

Built-in joinery vanity unit with wash basin and storage
Wall mirror with feature lights
Wall-mounted WC with soft-closing seat and dual flush
controls
Walk-in low profile shower tray with glass shower
enclosure / screen
Bath with mixer taps (selected principal ensuites only)

Bedrooms

Fitted wardrobes to all bedrooms

Heating

Underfloor heating to all ground floor rooms and radiators on upper floors

Towel radiators to bathrooms

Internal Finishes

Wood flooring to entrance hall, coat cupboard, open-plan kitchen, dining room and drawing room
Fitted carpets to all bedrooms
Stairs have wide splayed bottom step with balusters and handrail, fitted with central carpet runner
Coving to all ceilings apart from bathrooms
Internal doors are panel raised and finished grey

Security And Peace Of Mind

10-year ICW Warranty
Secure electric entrance gates
Mains powered smoke / heat detectors with battery backup
Low-level lighting to communal areas
Provision has been made to wire in security cameras

Tenure And Management Costs

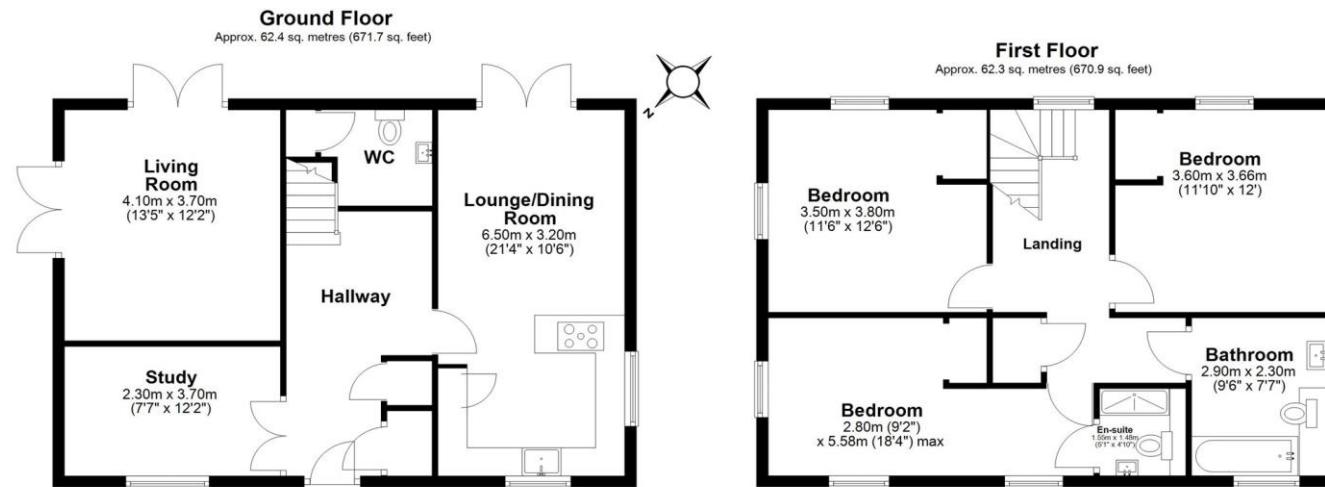
The houses are sold as freehold
Appointed Managing Agents will be responsible for overseeing the communal areas
Each owner will pay a fair proportion of the estate management running cost. For more information, please speak to our sales staff.

Lifestyle - St Albans









Total area: approx. 124.7 sq. metres (1342.6 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

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Plan produced using PlanUp.

Barley Mow Lane 5

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38 Chequer Street
ST. ALBANS AL1 3YH

EPC Rating: B

Tenure: Freehold

view this property online connells.co.uk/Property/STA317315



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