



11 Ramsey Close, St. Albans, AL1 5SR

Guide price £800,000 Freehold



Paul Barker  
ESTATE AGENTS

# 11 Ramsey Close

St. Albans, AL1 5SR

An attractively presented, bright and spacious three-bedroom detached bungalow, situated in a wonderfully private position within a sought-after residential area.

The property is approached via a covered entrance porch with part-glazed front door and side window, leading into a welcoming entrance hall with doors to rooms. The generously proportioned lounge features an impressive front-facing window overlooking the garden, a feature fireplace, and a door connecting through to the extended kitchen/dining room.

The kitchen/dining room offers a range of wall and base units with complementary work surfaces, incorporating a one-and-a-half bowl sink. Integrated appliances include a gas hob with double oven beneath, along with recesses for white goods. The space is filled with natural light from a rear-facing window, two side windows, and French doors opening directly onto the garden. A courtesy door provides additional access to the side passageway.

The principal bedroom enjoys pleasant views over the front garden, complemented by two further well-proportioned bedrooms. The bathroom is fitted with a neutral-coloured suite comprising a shower cubicle, bath, wash hand basin and WC.

Externally, the property benefits from a generous frontage with level lawn and pathway leading to the front and side entrances. There is a detached garage with up-and-over door to the front and a courtesy door to the side. The rear garden is designed for low maintenance, featuring a paved patio area ideal for entertaining, along with raised flowerbeds planted with a variety of bushes, shrubs and flowers.

Ramsey Close is conveniently located within walking distance of a parade of local shops, open parkland, schools and offers easy access to St Albans train station.





## ACCOMMODATION

### Entrance Hall

### Lounge

12'10 x 18'11 (3.91m x 5.77m)

### Kitchen/Dining Room

22'1 x 14 (6.73m x 4.27m)

### Bedroom 1

9'10 x 14'10 (3.00m x 4.52m)

### Bedroom 2

1'10 x 12 (0.56m x 3.66m)

### Bedroom 3

7'10 x 8'11 (2.39m x 2.72m)

### Bathroom

## OUTSIDE

### Driveway



### Front Garden

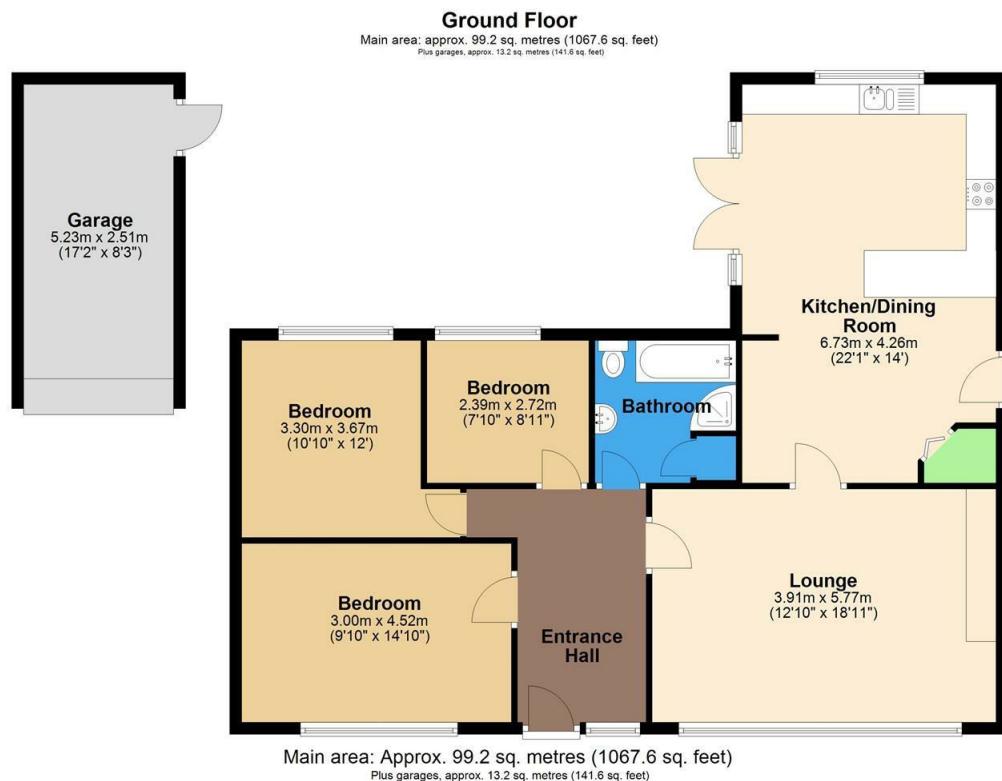
### Rear Garden

### Garage

17'2 x 8'3 (5.23m x 2.51m)



## Floor Plan



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.□

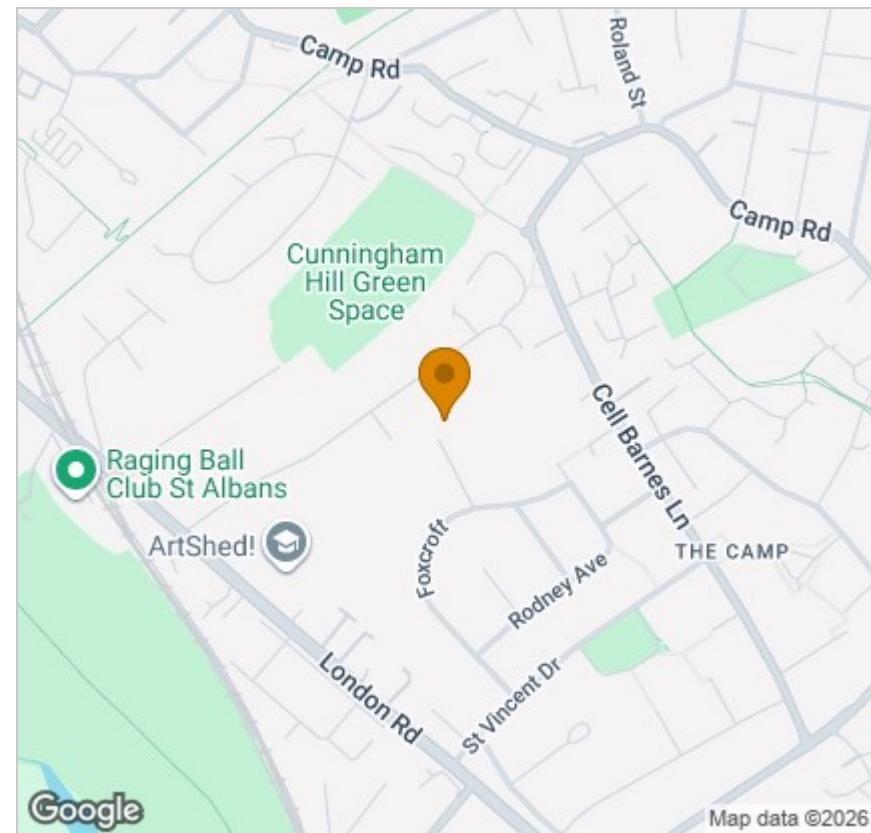
## Viewing

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.

Longmire House 36-38 London Road, St Albans, AL1 1NG  
01727 223344 | Email: [sales@paul-barker.co.uk](mailto:sales@paul-barker.co.uk) | [www.paul-barker.co.uk](http://www.paul-barker.co.uk)

## Area Map



## Energy Efficiency Graph

