



Connells

Barley Mews Barley Mews, Barley Close
St. Albans

Barley Mews Barley Mews, Barley Close St. Albans AL4 0LY

For Sale
£800,000



Property Description

Plot 1 at Barley Mews is the luxurious Show Home offering a turnkey opportunity with stylish furniture included and a Stamp Duty contribution available (subject to terms). Every detail has been carefully considered to create a warm inviting home from the moment you step inside.

The impressive open plan kitchen dining living space opens to the beautifully landscaped rear garden, ideal for entertaining friends or unwinding after a busy day. Two further reception spaces offer versatility for a lounge snug study or playroom. A shower room completes the ground floor.

Upstairs three generous bedrooms include an ensuite principal suite together with a family bathroom. Natural light flows throughout enhancing the premium finishes and elegant design.

Positioned in an exclusive gated development surrounded by countryside, Plot 1 offers a tranquil family environment with excellent access into St Albans and is fully ready for you to move straight into.

Development Overview

Barley Mews is an exclusive private gated cul-de-sac of just five luxury detached family homes surrounded by countryside while remaining close to the vibrant heart of St Albans. Beautifully landscaped 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, combining comfort quality and style throughout.

Thoughtfully designed for modern living these homes offer flexible living spaces and generous private gardens. The perfect sanctuary to enjoy countryside calm without compromising on everyday convenience.

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

Electrical Fittings

Wired for BT
Provision for Sky Q, with wiring as standard to almost all rooms
Energy efficient LED downlights with dimmer function to reception rooms and principle bedroom
High finish sockets with USB to the kitchen, study and principle bedroom
Shaver sockets to principal ensuite, family bathroom and other ensuites

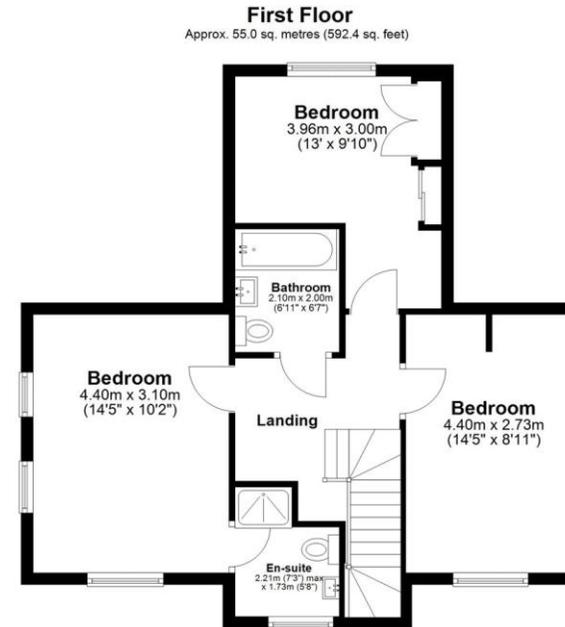
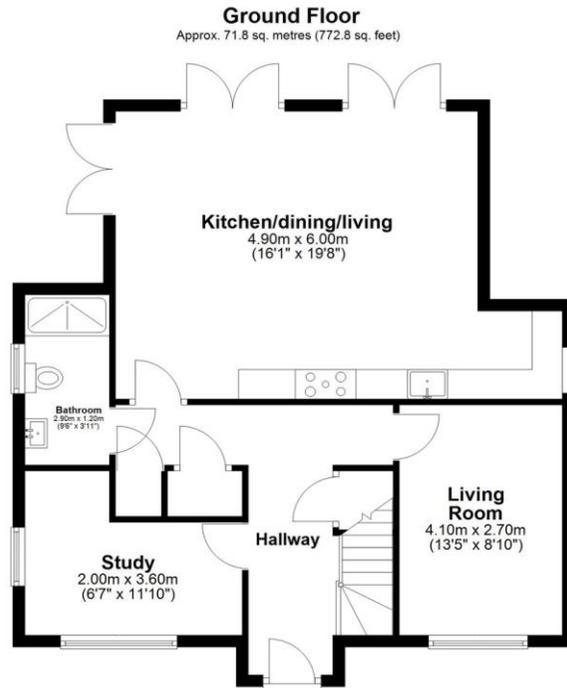
External Finishes

Feature entrance door with multipoint locking









Total area: approx. 126.8 sq. metres (1365.2 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.

© @modephoto.uk | www.modephoto.co.uk
Plan produced using PlanUp.□

Barley Mow Lane 1

To view this property please contact Connells on

T 01727 856 781
E stalbans@connells.co.uk

38 Chequer Street
ST. ALBANS AL1 3YH

EPC Rating: B

Tenure: Freehold

view this property online [connells.co.uk/Property/STA317313](https://www.connells.co.uk/Property/STA317313)



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: STA317313 - 0005