



167A High Street, St. Albans, AL2 1RP

Guide price £205,000 Leasehold



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St. Albans, AL2 1RP

This well-presented one-bedroom ground floor maisonette offers an excellent opportunity for first-time buyers, downsizers or investors, with the added benefit of its own private front door, courtyard garden and a multi-car driveway.

Upon entering the property, you are welcomed directly into a bright and well-proportioned open-plan kitchen, lounge and dining room. The lounge area benefits from french doors opening out onto the courtyard garden. The kitchen area is fitted with a range of units and recesses for white goods while being positioned to one side, allowing for a comfortable seating and dining arrangement.

Moving through the property, an inner hallway provides access to the remaining accommodation. The bedroom is a generous double including wardrobes. Adjacent to this is the bathroom, fitted with a bath, wash hand basin and WC, serving the property with a practical and convenient layout.

Externally, there is a private courtyard garden, providing a low-maintenance outdoor space. In addition, the property benefits from its own driveway, offering valuable off-road parking.

Overall, the property combines well-balanced internal accommodation with rare external features, making it a highly appealing and versatile home.

Situated on the High Street in the popular village of London Colney, the property is close to local shops, schools, leisure facilities, St Albans city centre, and offers excellent access to the M25 and M1 motorway networks.





ACCOMMODATION

Kitchen/Lounge/Dining Room
16'5 x 9'6 (5.00m x 2.90m)

Bedroom
11'2 x 9'5 (3.40m x 2.87m)

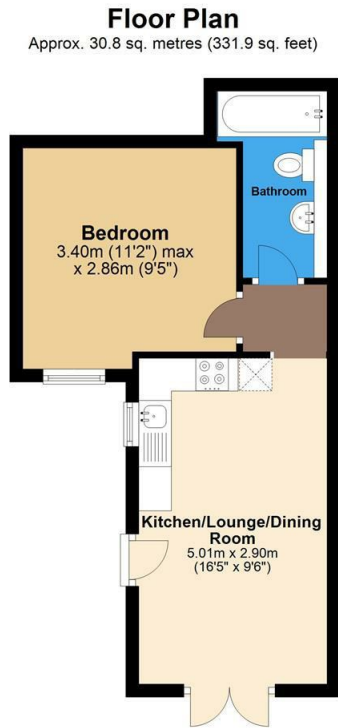
Bathroom

OUTSIDE

Rear Garden



Floor Plan



Total area: approx. 30.8 sq. metres (331.9 sq. feet)

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
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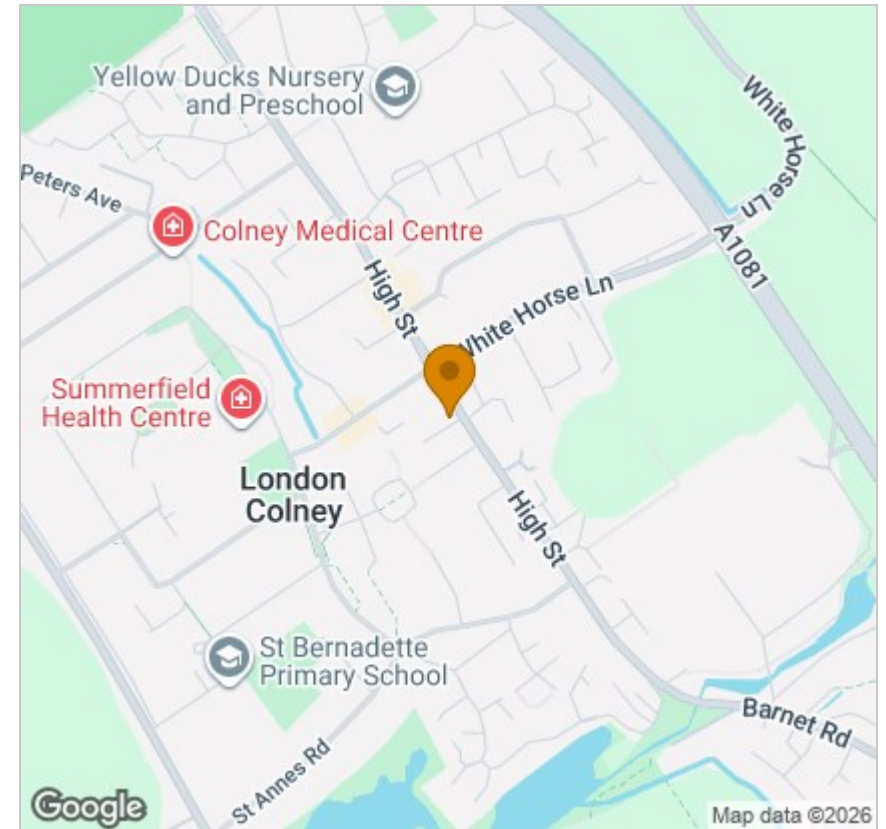
Viewing

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 firm's 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: office@paul-barker.co.uk | www.paul-barker.co.uk

Area Map



Energy Efficiency Graph

