



Napsbury Lane, St Albans, AL1



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Guide price £1,000,000

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### Key Features

- Four Bedrooms
- Five Receptions
- Potential For Further Improvement & Extension
- Close To City Centre
- Close To Mainline Railway Station
- Excellent Road Links For Commuters
- Close To Excellent Schools
- Large Driveway & Detached Garage
- Large Rear Garden With Beautiful Open Views





A rare opportunity to purchase this delightful, detached home, set on a fantastic plot with stunning views over green belt land and offering plenty of potential for further improvement and extension STPP. Ideally situated for access to the motorway network including the A414, the M25, M1 and A1M and is also approximately 1.5 miles from the St Albans City station and its wonderful range of shopping and leisure options as well as being close to the sought-after schools.

Approached via a large driveway offering ample parking and leading to a spacious detached garage. The accommodation inside comprises a generous storm porch opening into a welcoming hallway, with access to a useful ground floor W.C, and stunning Redwood flooring that flows through to the living room and dining room. The accommodation to the ground floor offers a spacious living room and a separate study as well as a bright kitchen with a fitted Zip Hydrotap dispensing boiling and chilled filtered water and plumbing for a water softener, this leads seamlessly into a sunny breakfast area and an adjoining conservatory opening to the garden. The dining room also opens directly onto the lovely rear garden, making it a perfect setting for family gatherings. Furthermore, there is a handy utility room with ample storage cupboards, space for the necessary white goods and the benefit of side access,

The first floor offers equally inviting spaces, with a large main bedroom featuring fitted wardrobes, plus three more good-sized double bedrooms and a family bathroom. You also have access to a part-boarded loft which has pull-down ladder for easy access.

The gardens are a real feature of this impressive home with the rear garden stretching over 115 feet, beautifully maintained and offering open views of the green belt perfect for entertaining and al fresco dining.



**Approximate Gross Area 1938 sq ft**

Ground Floor Area 941 sq ft – 87 sq m

First Floor Area 705 sq ft – 65 sq m

Garage Area 292 sq ft – 27 sq m



**Northwood St Albans**

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