

Barncroft Way, St. Albans, AL1

Fullbrook & Floor
estate agents



Key Features

- Highly Sought After Location
- Four Bedroom Detached Property
- Large Plot With Further Scope To Enlarge (STPP)
- Parking & Double Garage
- Modern Fitted Kitchen Breakfast Room
- Living Room With Conservatory
- Office/Study
- Master With En Suite
- Four Piece Family Bathroom
- Close To Highly Regarded Schools & Train Station

The Property

A superb, four bedroom detached house, situated on a wonderful wide plot in one of St Albans most favoured settings, offering great potential to extend/enlarge considerably (subject to the necessary consents), all within walking distance of the mainline station and city centre beyond.

The property boasts a bright modern interior to include an entrance hallway, a good-sized living room with sliding doors leading to a conservatory, a beautifully appointed kitchen dining room with doors giving access to the rear a garden, a separate second reception/family room plus a ground floor cloakroom. The first floor provides a spacious masted bedroom with en-suite shower room, three further bedrooms and a luxury family bathroom. To the rear is a private fully enclosed garden with gated side access, plus a large double garage with electric doors. To the front there is further hardstanding off - street parking for several vehicles.

The property further benefits from planning consent to create a pair of semi-detached dwellings. Further information can be found via
St Albans Council planning application reference 5/2023/2408

Barncroft Way is situated at the head of Cunningham Hill Road, in a highly sought-after residential area, within one mile of the mainline station and within easy reach of the city centre and excellent transportation links.

Guide £1.2m









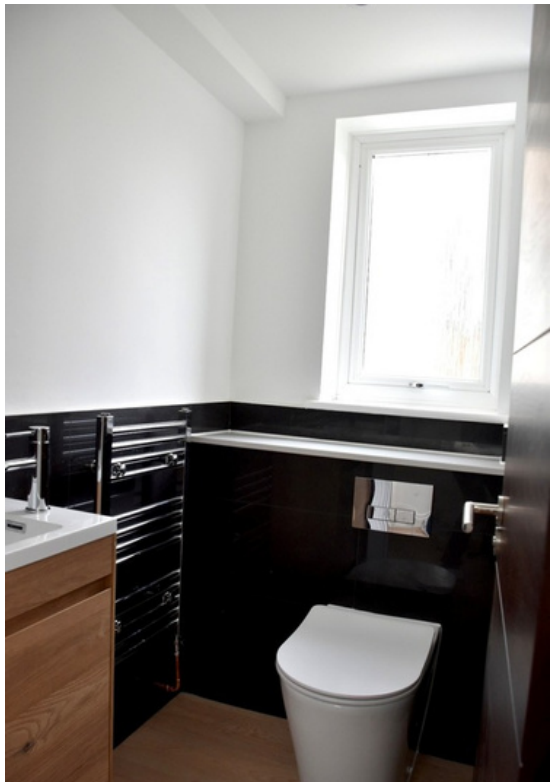


























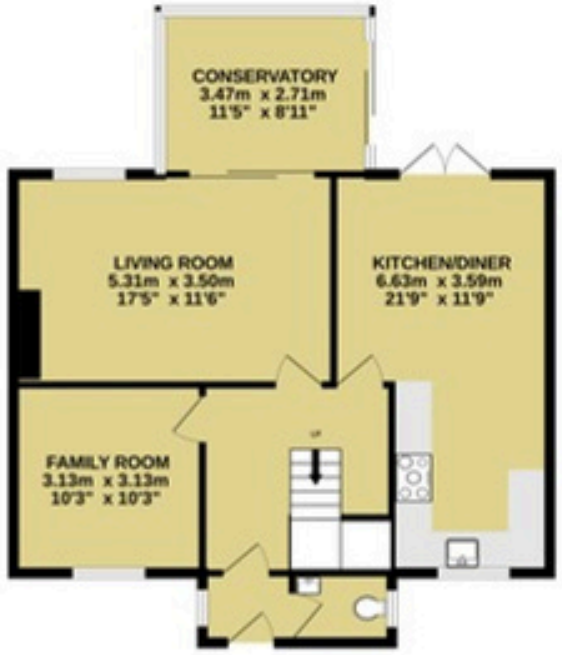








GROUND FLOOR
102.8 sq.m. (1107 sq.ft.) approx.



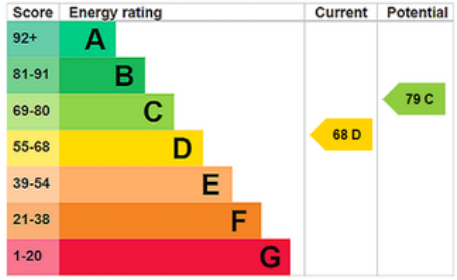


1ST FLOOR
59.4 sq.m. (639 sq.ft.) approx.



TOTAL FLOOR AREA : 162.2 sq.m. (1746 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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