



Folly Lane, St Albans



DAVID CHADWICK
ST ALBANS

24 Folly Lane, St Albans. AL3 5JT

Storm porch | Sitting room | Open plan kitchen/dining/family room | Home office/studio/gym/workshop | Two cloakrooms | Store | Three bedrooms | Loft room | Family bathroom | Two en-suite shower rooms | Dressing room | Gardens | Tenure - Freehold | EPC D | Council Tax Band E £2,634.03 p.a.

The Property

A stylishly presented end of terrace period residence with a flexible self-contained out-building, well-proportioned garden, and spacious accommodation over three floors, situated in a popular and convenient central conservation area location.

This unique family home has been extensively improved and enlarged in recent years and now offers beautifully presented accommodation over three floors. There is the ideal balance of open plan and separate living spaces to the ground floor where a sitting room with feature fireplace and large corner bay window is complemented by a dramatic open plan main living space. This has been imaginatively configured to provide a large family living area, ideal for entertaining, leading to a well-appointed kitchen, open plan to a dining area, which benefits from a glazed vaulted roof line and an elevation of glazed bi-fold doors leading to the garden. A store and cloak room complete the picture inside on the ground floor.

To the first floor are three comfortable bedrooms, one with an en-suite shower room, and a family bathroom. To the second floor is a loft room, with a walk-through dressing area leading to another ensuite shower room.







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APPROX. GROSS INTERNAL FLOOR AREA 1610.28 SQ FT / 149.60 SQ M
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