



**Connells**

Barley Mow Lane  
St. Albans



### Property Description

Plot 2 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 2 offers a tranquil family environment with excellent access into St Albans and is fully ready for you to move straight into.

## Lounge

13' 5" x 8' 10" ( 4.09m x 2.69m )

## Kitchen

16' 1" x 19' 8" ( 4.90m x 5.99m )

## Study

6' 7" max x 11' 10" ( 2.01m max x 3.61m )

## Bedroom One

14' 5" x 10' 2" ( 4.39m x 3.10m )

## Bedroom Two

14' 5" x 8' 11" ( 4.39m x 2.72m )

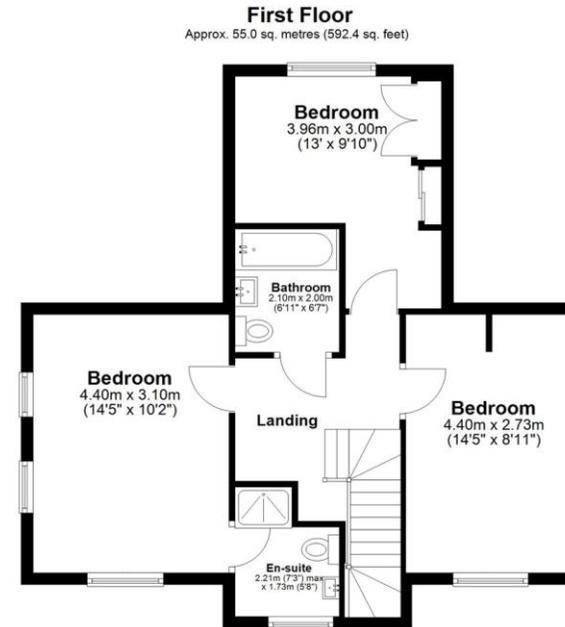
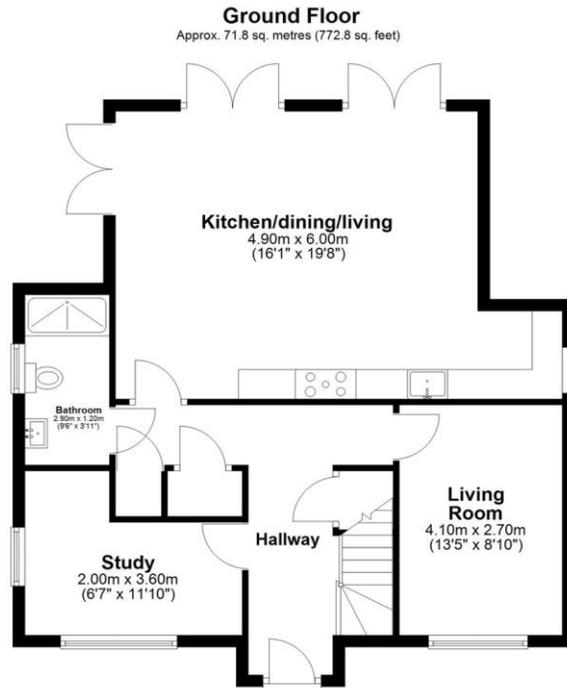
## Bedroom Three

13' x 9' 10" max ( 3.96m x 3.00m max )









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.

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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: Council Tax  
Awaited Band: E

Tenure: Freehold

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