



14 Barncroft Way, St Albans

For the finer things in property.

**STRUTT  
& PARKER**

BNP PARIBAS GROUP



## 14 Barncroft Way St Albans AL1 5QZ

An exceptional property located in a peaceful cul-de-sac just outside of the historic city center of St. Albans. This four-bedroom, two-reception room, detached house offers an incredible opportunity for development or refurbishment.

St. Albans City station 0.8 mile  
(London St. Pancras International 19 minutes), A1(M) (Jct. 3) 3.8 miles, M25 (Jct. 22) 2.8 miles, M1 (Jct. 9) 5.9 miles, London Luton Airport 12.0 miles, London Heathrow Airport 28.6 miles

Entrance hall | 2 Reception rooms  
Sitting room | Study | Kitchen/  
breakfast room | Cloakroom | 4  
Bedrooms | 2 Bathrooms | Rear Views  
Garden | Garage/Workshop | Access  
to Park | EPC rating D

### **The property**

Upon entering the property, a spacious hallway sets the tone for the generous proportions found throughout. Downstairs, two expansive reception rooms with versatile layouts await. These rooms can easily be utilised as lounges, dining rooms, or family rooms,

providing flexibility to suit various lifestyles.

Reception room one is distinguished by its welcoming fireplace, open to the chimney, creating a cozy focal point for gatherings or quiet evenings at home. The fireplace adds warmth and character to the room, enhancing its appeal as a comfortable retreat. It also features large glazed sliding doors that flood the space with natural light and seamlessly blend indoor and outdoor living.

Upstairs, four bedrooms and a family bathroom offer ample accommodation for family and guests. The principal bedroom stands out with ample built-in storage, providing convenient and organised space for belongings. Additionally, it boasts an en suite with a shower, offering convenience and comfort. Bedrooms located towards the rear of the property benefit from delightful views of the garden and the serene Cunningham Hill green space, providing a tranquil retreat from the bustling city life.

### **Outside**

Outside, there is a well-kept and established rear garden, featuring a well-manicured lawn and beds full of an array of trees and bushes, creating a picturesque and private outdoor space.

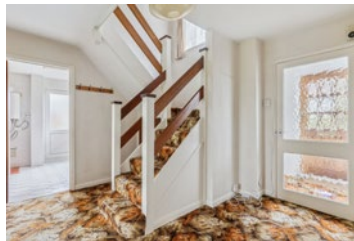




What is more, the rear garden has its own access to the Cunningham Hill green space, providing a seamless connection to nature and additional recreational opportunities. Additionally, the property includes a brick-built garage/workshop with a side access door, providing ample space for storage. The front of the property boasts a driveway with space to accommodate up to two cars, ensuring convenient parking. A lush front garden, adorned with ornamental trees and shrubbery, adds to the property's curb appeal and creates a welcoming first impression.

### Location

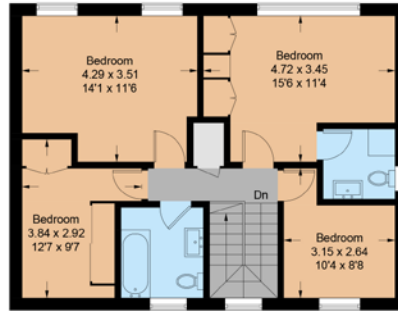
The property is set in a popular and convenient location within easy reach of the mainline station with its fast through services via St. Pancras International to the City (19 mins), Gatwick and beyond. Road users enjoy easy access to the M1, M25 and the A1(M) and to the London airports. The City Centre offers a wealth of amenities including shopping, leisure and cultural activities. The area includes a range of state schooling including Cunningham Hill Infants and Junior School, St Albans and St Stephens Catholic Primary School, Samuel Ryder Academy, and Loreto College, as well as a good selection of independent schools including St Albans High School for Girls.



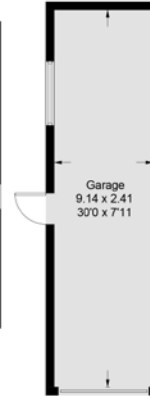
Approximate Gross Internal Area  
 Ground Floor = 66.3 sq m / 714 sq ft  
 First Floor = 62.0 sq m / 667 sq ft  
 Garage = 22.0 sq m / 237 sq ft  
 Total = 150.3 sq m / 1,618 sq ft



**Ground Floor**



**First Floor**



(Not Shown In Actual  
Location / Orientation)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

© C.J Property Marketing Ltd Produced for Strutt & Parker



## General

**Local Authority:** St Albans City and District Council

**Services:** Electricity, gas, mains water and drainage

**Council Tax:** Band G

**Tenure:** Freehold

**Guide Price:** £995,000

## St Albans

15 London Road, St Albans, AL1 1LA

**01727 840285**

stalbands@struttandparker.com  
 struttandparker.com

[@struttandparker](https://twitter.com/struttandparker)

[f/struttandparker](https://facebook.com/struttandparker)

Over 45 offices across England and Scotland,  
 including Prime Central London

**IMPORTANT NOTICE:** Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPf Private Clients Limited ("SPf") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPf, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken March 2024. Particulars prepared March 2024. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited



For the finer things in property.

