



16 King Harry Lane  
St Albans, Hertfordshire

**STRUTT  
& PARKER**

BNP PARIBAS GROUP



## A generously-proportioned 5 bedroom detached family home in a sought-after central location

A modern double-fronted, three-storey family home, presented to a high standard throughout. It features elegant neutral décor, quality fixture and fittings including contemporary sanitaryware and a wealth of wooden flooring across the ground floor reception rooms. It is in the Cathedral Quarter, near to city amenities.



**2 RECEPTION ROOMS**



**5 BEDROOMS**



**4 BATHROOMS**



**GARAGE**



**GARDEN**



**FREEHOLD**



**CITY CENTRE**



**3141 SQ FT**



**GUIDE PRICE  
£2,250,000**

### The property

16 King Harry Lane is a double-fronted modern family home offering 3,141 sq ft of light-filled, flexible accommodation arranged over three floors.

Configured to provide an elegant and practical living and entertaining environment, it features quality fixture and fittings including contemporary sanitaryware and wooden flooring throughout the ground floor reception rooms. The accommodation flows from a welcoming reception hall with cloakroom. It briefly comprises a drawing room with bay windows to two aspects and a front aspect family room. The ground floor accommodation is completed by an extensive U-shaped kitchen/breakfast/sitting/dining room. The kitchen/breakfast room provides a range of wall and base units, complementary worktops and splashbacks, a Belfast sink, modern integrated appliances and space for a breakfast table. A door opens to a fitted utility room with doors to the terrace and to an inter-connecting gym with a separate side access door. The remaining space, configurable to the

purchaser's own requirements, has space for sitting and dining areas. Two sets of bi-fold doors to the rear terrace and sky lanterns flood the whole area with natural light.

A staircase rises from the reception hall to the upper floors. On the first floor the property provides a principal bedroom with en suite shower room, an additional double bedroom with front aspect bay window, fitted storage and en suite shower room and one further bedroom. A large family bathroom with freestanding bath and separate shower and an office, suitable for use as a further bedroom if required, complete the first floor accommodation. The vaulted second floor houses the property's two remaining double bedrooms, together with a further family bathroom.





## Outside

Set behind low-level walling screened by mature trees and having plenty of kerb appeal, the property is approached through twin brick pillars and a six bar gate over a low-maintenance wraparound block-paved forecourt providing private parking and giving access to the integral garage. The well-maintained enclosed garden to the side and rear is laid mainly to lawn interspersed with and bordered by mature shrubs and trees. It features a shed with double doors to the side terrace, a paved, pergola-covered seating area at the end of the garden, a block-paved side terrace and a large raised paved terrace accessible from the kitchen/breakfast/sitting/dining and utility rooms, the whole ideal for entertaining and al fresco dining.

## Location

The property is located at the heart of the Cathedral Quarter in the old conservation area of the city, within very easy reach of the city centre and its wealth of amenities including shopping, service and leisure facilities including Verulamium Park, The Abbey, St Michael's Village and very well-regarded local schools. St Albans Abbey station and the city's mainline station, with its fast through services via St Pancras International to the City (19 mins), Gatwick and beyond, are also nearby. Road users enjoy easy access to the M1, M25 and the A1(M) and to the airports at Heathrow, Luton, and Stansted.



## Distances

- Hemel Hempstead 4.9 miles
- Harpenden 6.3 miles
- Hatfield 7.3 miles
- Watford 8.1 miles
- Welwyn Garden City 10.1 miles

## Nearby Stations

- St. Albans City
- S. Albans Abbey
- Park Street

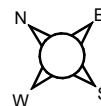
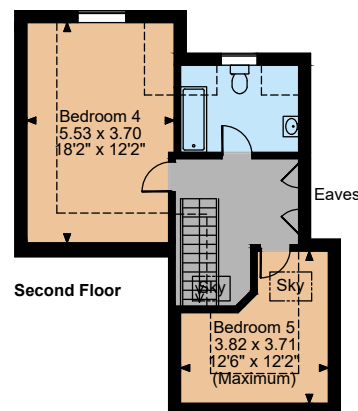
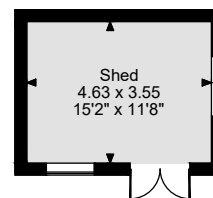
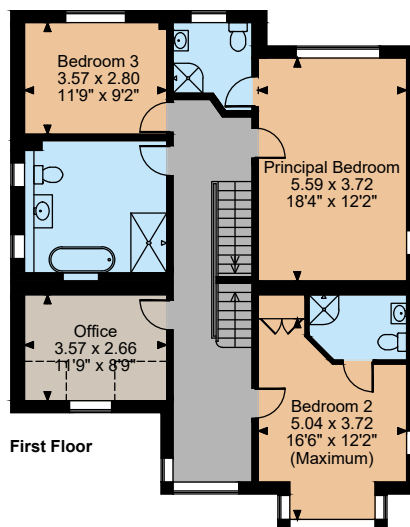
## Key Locations

- Verulamium Park
- St. Albans Cathedral
- Knebworth House
- Whipsnade Zoo
- Chilterns National Landscape

## Nearby Schools

- Prae Wood Primary School
- St Columba's College
- St Michael's Church of England Voluntary Aided Primary School, St Albans
- The Marlborough Science Academy
- St Albans School
- The Abbey Church of England Voluntary Aided Primary School, St Albans
- St Adrian Roman Catholic Primary School
- St Peter's School
- Mandeville Primary School
- Killigrew Primary and Nursery School
- Loreto College





## Floorplans

Main House internal area 3,141 sq ft (292 sq m)

Garage internal area 97 sq ft (9 sq m)

Shed internal area 177 sq ft (16 sq m)

Total internal area 3,415 sq ft (317 sq m)

For identification purposes only.

## Directions

AL3 4AR

what3words: ///slip.door.cages - brings you to the driveway

## General

Local Authority: St Albans City and District Council

Services: Electricity, gas, mains water and drainage.

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band G EPC Rating: C

Wayleaves and easements: the property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not

The position & size of doors, windows, appliances and other features are approximate only.

□□□□ Denotes restricted head height

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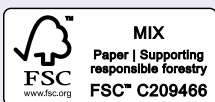
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## St Albans

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