

St Albans Office  
10 High Street, St Albans  
Herts AL3 4EL  
01727 228428  
stalbans@cassidyandtate.co.uk

Marshalswick Office  
59 The Quadrant, St Albans,  
Herts AL4 9RD  
01727 832383  
marshalswick@cassidyandtate.co.uk

Wheathampstead Office  
39 High Street, Wheathampstead,  
Herts AL4 8BB  
01582 831200  
wheathampstead@cassidyandtate.co.uk

**Cassidy  
& Tate**  
Your Local Experts



Award Winning Agency



[www.cassidyandtate.co.uk](http://www.cassidyandtate.co.uk)

**BARNCROFT WAY  
ST. ALBANS  
AL1 5QZ**

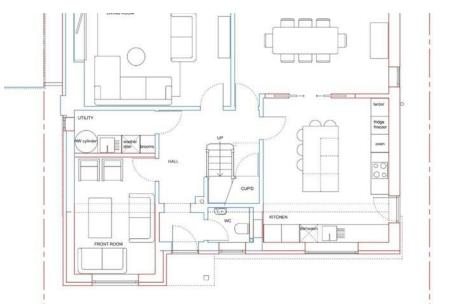
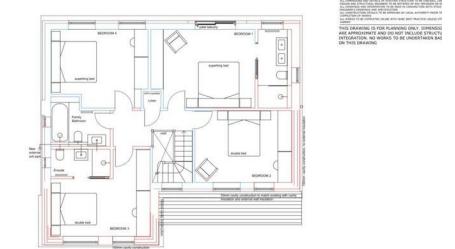
Asking Price £1,000,000

EPC Rating: D Council Tax Band: G



# All The Ingredients Needed For A Fabulous Lifestyle

An exciting opportunity to acquire a four-bedroom detached home with approved planning permission for a substantial, energy-efficient redevelopment, ideally positioned on Barncroft Way, St Albans, backing directly onto a public park. The property occupies a generous plot and benefits from a private rear garden with gated access leading straight into the park, a rare and highly desirable feature offering open green space right on your doorstep. Planning permission has been granted for a comprehensive scheme including a two-storey front and side extension, a part-width single-storey front extension in line with the existing porch, and alterations to windows and doors to suit a modern internal arrangement. Internally, the property presents a blank canvas, offering buyers the opportunity to complete and personalise the home to their own specification, with the benefit of planning already in place. The location is particularly appealing, with a range of well-regarded schools close by and St Albans City Station within easy walking distance, providing fast links into London. An excellent opportunity to create a spacious, contemporary family home in a sought-after residential area.



*Specialists in  
Bespoke Properties*

- Four Bedroom Detached Home
- Rear Garden Backing Directly Onto A Public Park
- Close To Highly Regarded Local Schools
- Double Length Garage
- Planning Permission Granted For Substantial Front And Side Extensions
- Cul-De-Sac Location
- Easy Walking Distance To City Station
- Chain Free