



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

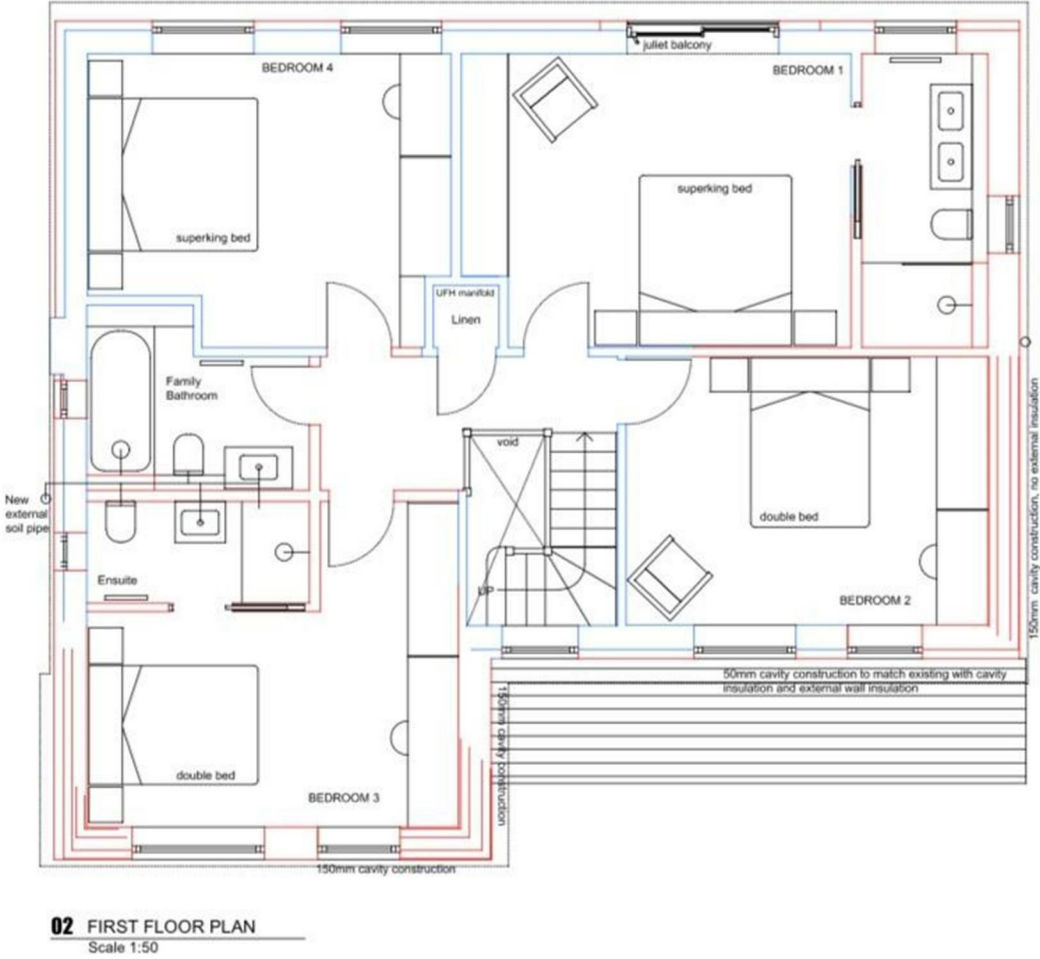
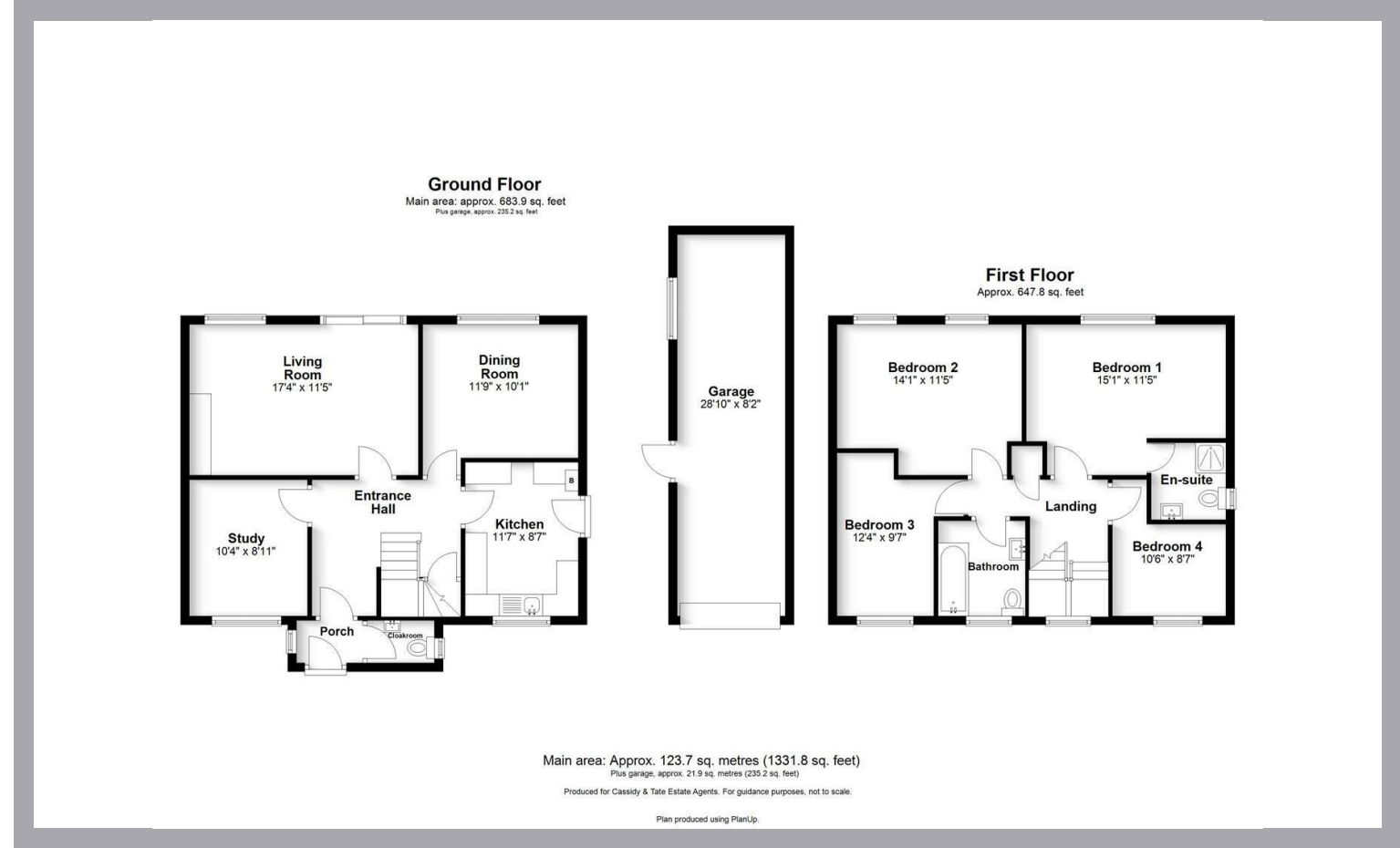
An exciting opportunity to acquire a four-bedroom detached home with approved planning permission for a substantial, energy-efficient redevelopment, ideally positioned on Barncroft Way, St Albans, backing directly onto a public park. The property occupies a generous plot and benefits from a private rear 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.



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



THIS DRAWING IS COPYRIGHT
PRIOR TO COMMENCEMENT OF WORKS ON SITE AND DURING ALL
ALL DIMENSIONS AND DETAILS OF EXISTING STRUCTURE TO BE
DESIGN AND STRUCTURAL ENGINEER TO BE NOTIFIED OF ANY
ENGINEER'S DRAWINGS AND SPECIFICATION
ALL CONSTRUCTION DETAILS TO BE APPROVED BY LOCAL AUTH
COMPLETION OF WORKS
ALL WORKS TO BE COMPLETED IN LINE WITH NHBC BEST PRACTICE
AGREED

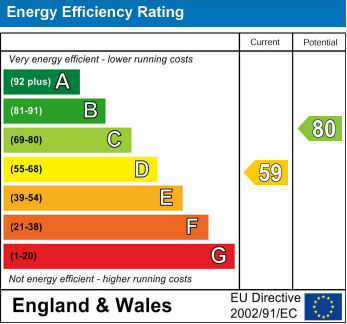
THIS DRAWING IS FOR PLANNING ONLY.
ARE APPROXIMATE AND DO NOT INCLUDE
INTEGRATION. NO WORKS TO BE UNDERTAKEN
ON THIS DRAWING



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

Free Online Valuation



Award Winning Agency

