Cassidy & Tate
Your Local Experts

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.

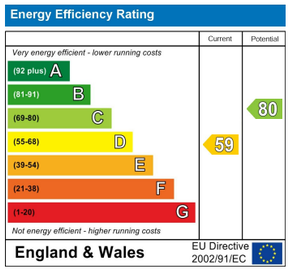
Main area: Approx. 123.7 sq. metres (1331.8 sq. feet)
Plus garage, approx. 21.9 sq. metres (235.2 sq. feet)

Produced for Cassidy & Tate Estate Agents. For guidance purposes, not to scale.

Plan produced using PlanUp.

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

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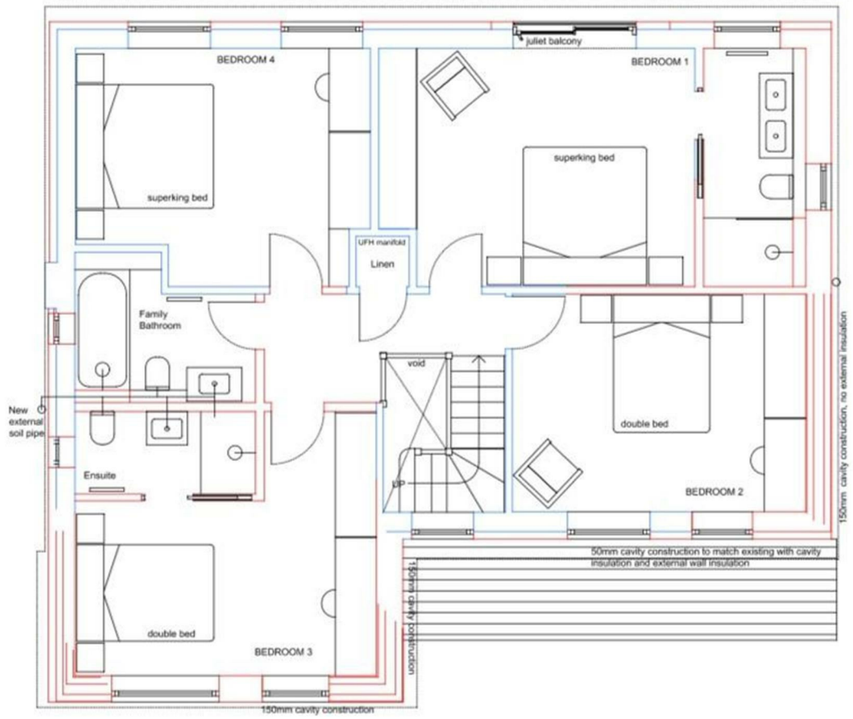

02 FIRST FLOOR PLAN
Scale 1:50

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