



**BRADFORD  
& HOWLEY**  
HARPENDEN | MARSHALSWICK | ST ALBANS

Cell Barnes Lane, St. Albans, AL1 5PZ  
Asking Price £575,000

Situated within the popular Cell Barnes area of St Albans, this attractive two-bedroom end of terrace home, built just over two years ago, offers stylish modern living in a convenient residential location close to local shops and well-regarded schooling.

The property is well presented throughout, providing a welcoming and contemporary environment that is ready to move straight into.

The ground floor has been thoughtfully arranged to suit modern lifestyles, featuring a light and sociable open plan living area that creates a natural flow between spaces and enhances the overall sense of comfort.

At the heart of the home is a modern kitchen and dining area, designed with both practicality and style in mind. This well-planned space offers ample storage and preparation areas, making it ideal for everyday living as well as entertaining. The layout allows for a strong connection between the kitchen and living accommodation, creating a bright and inviting atmosphere.

A convenient ground floor cloakroom adds further practicality, particularly for visiting guests and busy family routines.

Upstairs, the property offers two well-proportioned bedrooms, providing flexible accommodation suited to first-time buyers, professionals or those seeking a manageable home in a desirable location.

These are served by a modern bathroom, finished in a contemporary style and complementing the overall presentation of the home.

Externally, the property benefits from a rear garden, offering an attractive outdoor setting for relaxation, dining or gardening. This space provides a pleasant extension of the internal accommodation during warmer months while remaining easy to maintain.

The Cell Barnes location continues to be highly regarded due to its community feel, proximity to everyday amenities and access to local schools and transport links.

This well positioned and modern home represents an excellent opportunity to secure a recently built property in a popular part of St Albans.

**Tenure: Freehold**  
**Council Tax Band: D**  
**EPC Rating: B**



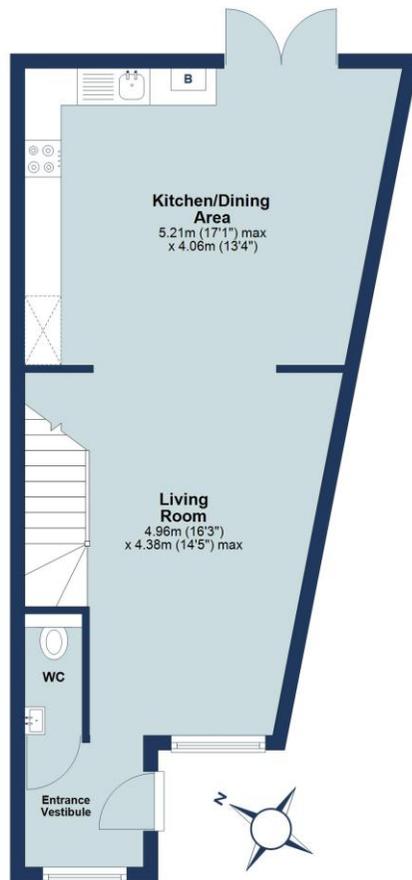






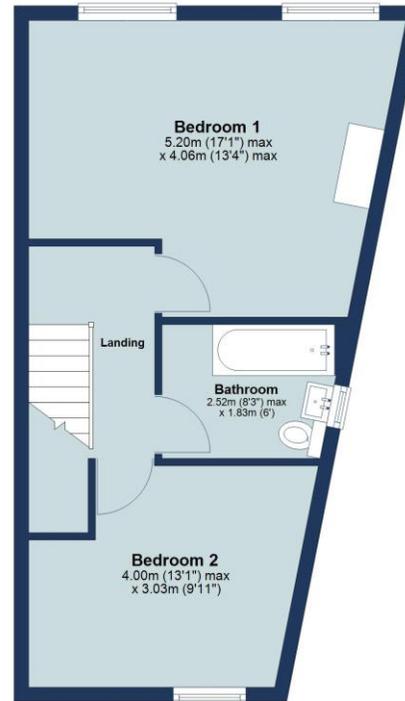
### Ground Floor

Approx. 42.2 sq. metres (453.9 sq. feet)



### First Floor

Approx. 39.1 sq. metres (421.1 sq. feet)



Total area: approx. 81.3 sq. metres (875.0 sq. feet)

Floor plan is for marketing purposes only and is to be used as a guide.  
Plan produced using PlanUp.

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