



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

Lawrance Road, St. Albans, AL3 6ED  
Guide Price £600,000

The heart of the home is the impressive kitchen and family room, which has been thoughtfully designed to create a bright, sociable and highly practical space. This area works perfectly for everyday family life as well as entertaining, providing ample room for cooking, dining and relaxing together.

The extension adds a real sense of space and light, enhancing the overall flow of the ground floor.

In addition to the kitchen and family room, the property benefits from a separate lounge, offering a comfortable and more private space to unwind. This separation of living areas provides flexibility for families, home working or quieter evenings.

Upstairs, the home offers three well-proportioned bedrooms, all arranged to make excellent use of space and natural light.

The accommodation is complemented by the property being well maintained and tastefully presented throughout, allowing buyers to move straight in with minimal work required.

Practical features include double glazed windows and gas central heating, ensuring comfort and efficiency year round. Externally, the property benefits from off street parking for two cars, a valuable feature in this type of residential setting.

The location is a particular highlight. Situated in a peaceful residential turning, the property enjoys a calm environment while remaining well located for local primary and secondary schools, making it an excellent choice for families seeking both convenience and a strong long-term setting.

Overall, this is a well presented and thoughtfully extended family home offering excellent living space, off street parking and a quiet yet well connected location.

#### **Agents Note:-**

Applicants are advised to note that the neighbouring property has the right to pedestrian access over the rear garden to access their property.

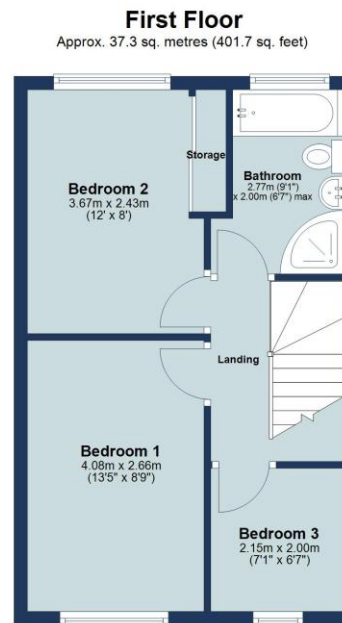
**Tenure: Freehold**  
**Council Tax Band: D**  
**EPC Rating: C**











Total area: approx. 93.4 sq. metres (1005.2 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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