



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

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

Situated in the ever-popular New Greens area of St Albans, this thoughtfully extended family home offers versatile and well-proportioned accommodation, together with a particularly generous and private rear garden, all set within an approximately 0.10-acre plot.

The ground floor has been carefully extended to create a third double bedroom with an adjoining wet room, providing an exceptional degree of flexibility for modern family living.

This versatile space could equally be used alongside a study or playroom, provide an ideal arrangement for occasional guests or an older child seeking greater independence, or offer the convenience of comfortable ground-floor living for those who may benefit from it.

The remainder of the ground floor comprises a well-equipped kitchen, comfortable sitting room and conservatory, with the latter creating a pleasant connection to the garden and providing an enjoyable additional living space.

Upstairs, there are two further double bedrooms, both served by the family bathroom, giving the property three double bedrooms in total.

Outside, the generous plot is a particular highlight. The large and private rear garden offers plenty of space for entertaining, children to play and keen gardeners to enjoy, while the front of the property provides off-street parking for several vehicles, along with the added convenience of an electric vehicle charging point.

Ideally positioned in a quiet and sought-after part of New Greens, with excellent schooling nearby, this is a highly versatile family home that combines flexible accommodation, generous outside space and the considerable benefit of a ground-floor bedroom and wet room, making it an appealing choice for a wide range of buyers.

Tenure: Freehold
Council Tax Band: C
EPC Rating: TBC









Ground Floor

Approx. 72.7 sq. metres (782.5 sq. feet)



Total area: approx. 109.5 sq. metres (1178.8 sq. feet)

Floor plan is for marketing purposes only and is to be used as a guide.
Eaves not included in the total floor area.
Plan produced using PlanUp.

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First Floor

Approx. 36.8 sq. metres (396.3 sq. feet)



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