



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

Radlett Road, Frogmore, AL2 2LF
Asking Price £1,650,000

Backing directly onto the River Ver, this exceptional five-bedroom detached family home offers an outstanding combination of generous living space, extensive leisure facilities and a truly unique riverside setting.

The property extends to almost 4,000 square feet of versatile accommodation and outbuildings, creating a home perfectly suited to modern family life, entertaining and home working.

The main house provides three spacious reception rooms, allowing excellent flexibility for both formal and informal living. A large living room enjoys a pleasant outlook over the garden, while the adjoining dining and sitting area creates an inviting space for entertaining and family gatherings. The substantial kitchen and breakfast room forms the practical heart of the home, complemented by a separate utility room and ground floor cloakroom.

Upstairs, the property offers five well-proportioned bedrooms, including an impressive principal suite with en-suite facilities. The remaining bedrooms are served by additional bathrooms, creating comfortable accommodation for larger families and visiting guests.

Externally, the property continues to impress. The beautifully landscaped rear garden backs directly onto the River Ver, creating a peaceful and picturesque environment rarely found within St Albans.

At the far end of the garden, a private dock area provides direct access to the river, adding a wonderful lifestyle element ideal for kayaking and enjoying the surrounding natural environment.

A standout feature of the home is the substantial detached studio and entertainment space. This versatile building incorporates a games room, cinema room and bar area, creating an exceptional setting for entertaining, hobbies or family recreation.

In addition, the large, detached garage building offers far more than traditional parking. Alongside the garage itself is a workshop and gym area, together with valuable storage accommodation above, providing extensive flexibility for fitness, creative pursuits or practical use.

The property also benefits from generous parking and enjoys excellent access to the wider St Albans area, along with convenient links to the M25, making it particularly appealing for commuters seeking a balance between accessibility and lifestyle.

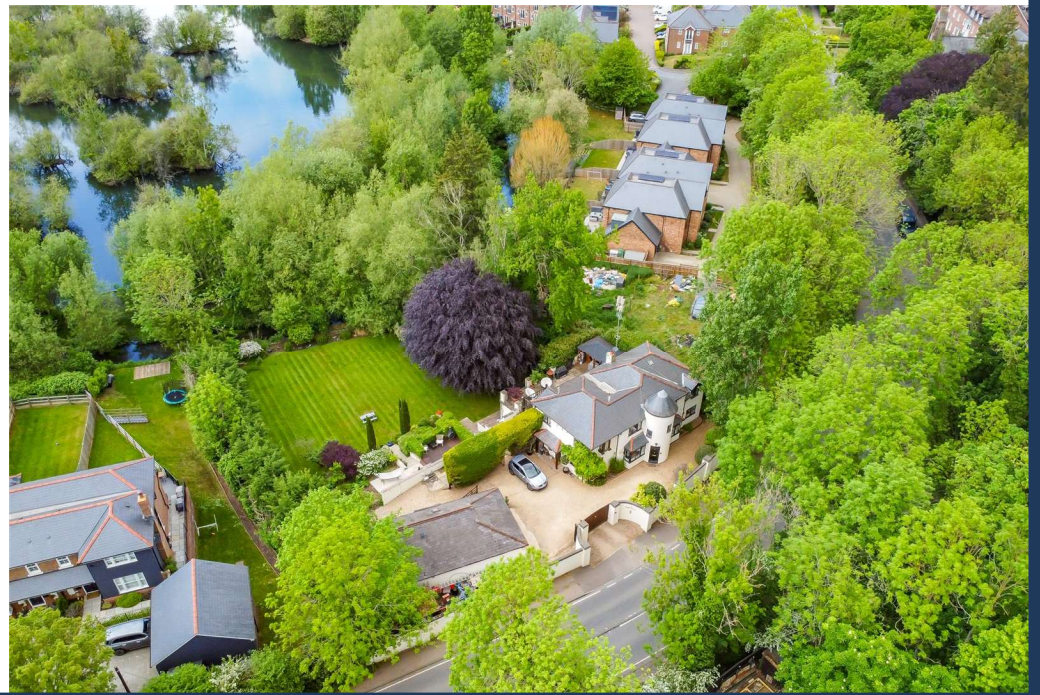
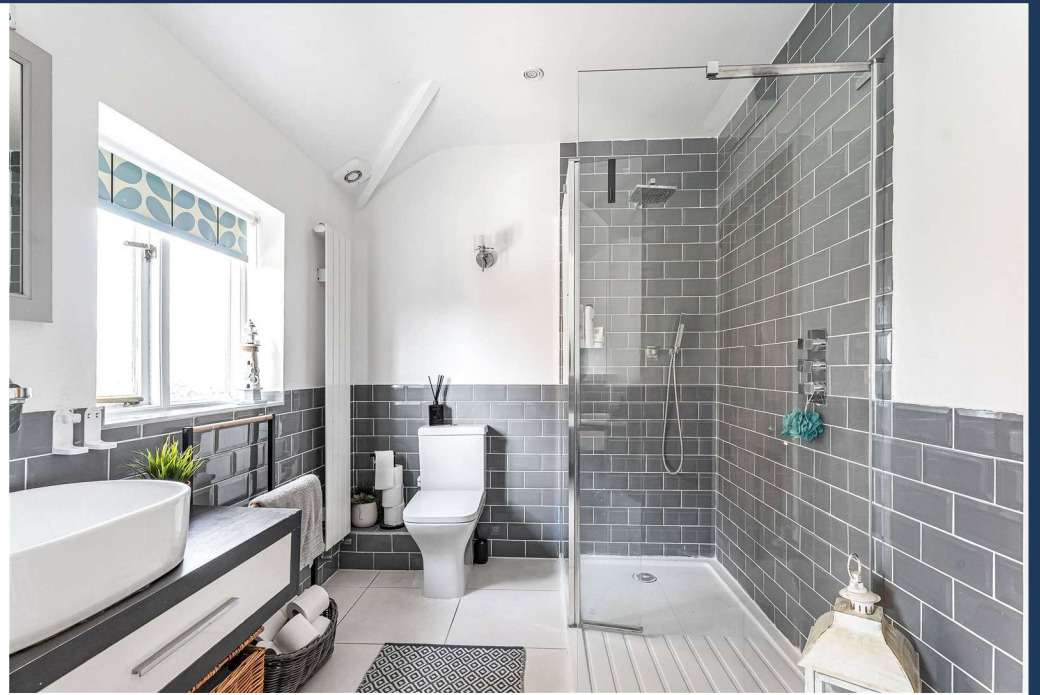
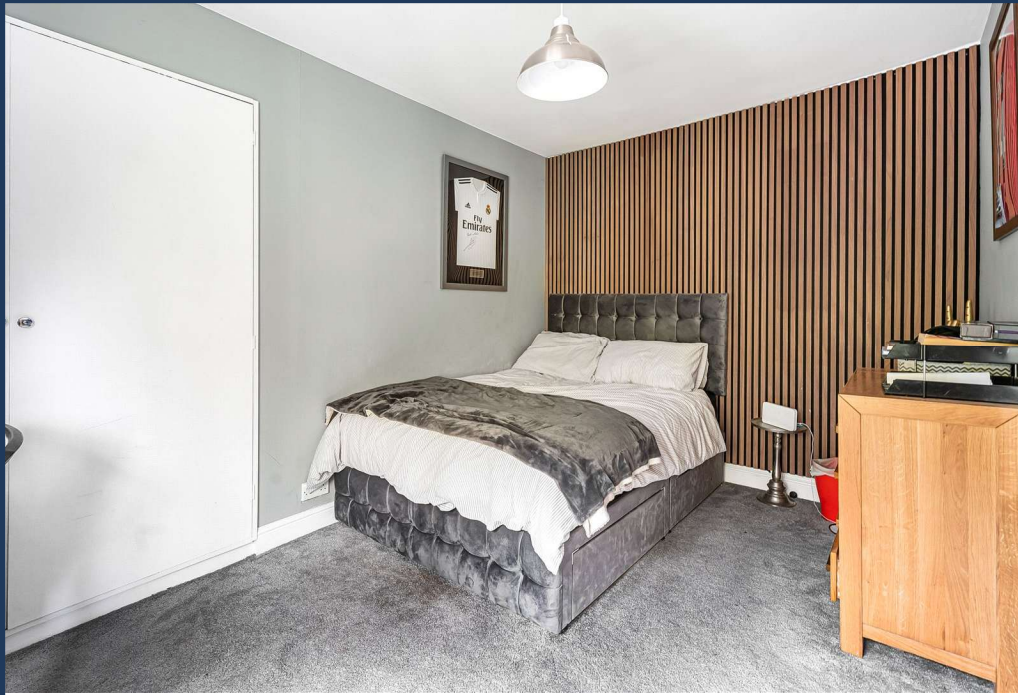
Overall, this is a rare opportunity to acquire a substantial and highly versatile riverside home with exceptional leisure space, beautifully landscaped gardens and a unique setting backing directly onto the River Ver.

Tenure: Freehold
Council Tax Band: G
EPC Rating: D









Lower Ground Floor
Approx. 47.4 sq. metres (510.1 sq. feet)



Ground Floor
Approx. 191.6 sq. metres (2062.9 sq. feet)



First Floor
Approx. 133.4 sq. metres (1436.1 sq. feet)



Total area: approx. 372.4 sq. metres (4008.2 sq. feet)
Floor plans for marketing purposes only and to be used as a guide. Plans produced using Metre.

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