



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

Ladysmith Road, St. Albans, AL3 5PZ
Asking Price £820,000

Positioned on a sought-after street within the conservation area, this beautifully presented FOUR-BEDROOM VICTORIAN terraced home offers an exceptional blend of period features and modern finishes.

With spacious interiors, a landscaped garden, and an enviable location within walking distance of the city centre and mainline station, this property is perfectly suited to families and professionals seeking charm, space, and convenience.

The ground floor welcomes you with an entrance hall, leading to a light-filled living room complete with a FEATURE FIREPLACE and tall sash windows that echo the home's Victorian heritage.

A dining area offers flexible space for entertaining or family meals, while the large modern kitchen at the rear is fitted with contemporary units and opens directly onto the landscaped rear garden via elegant French doors—creating a wonderful connection between indoor and outdoor living.

Upstairs, the first-floor hosts three bedrooms, including a spacious double with built-in wardrobes, as well as a sleek and stylish family bathroom.

The top floor is dedicated to a luxurious principal bedroom suite, with dual-aspect windows, generous eaves storage, and a smart shower room, creating a peaceful and private retreat.

Externally, the home enjoys a beautifully maintained rear garden with patio and lawn areas—ideal for relaxing, entertaining, or family play. To the front, there is residents' on-street parking in a quiet and established neighbourhood.

Ladysmith Road sits to the west of the city centre in a popular residential area known for its character homes, tree-lined streets, and proximity to key amenities.

Victoria Park, located nearby on Folly Lane, offers green open space for outdoor leisure, while the property also benefits from easy access to a selection of well-regarded schools, all within walking distance. Excellent transport links, shops, cafes, and community amenities add to the area's appeal.

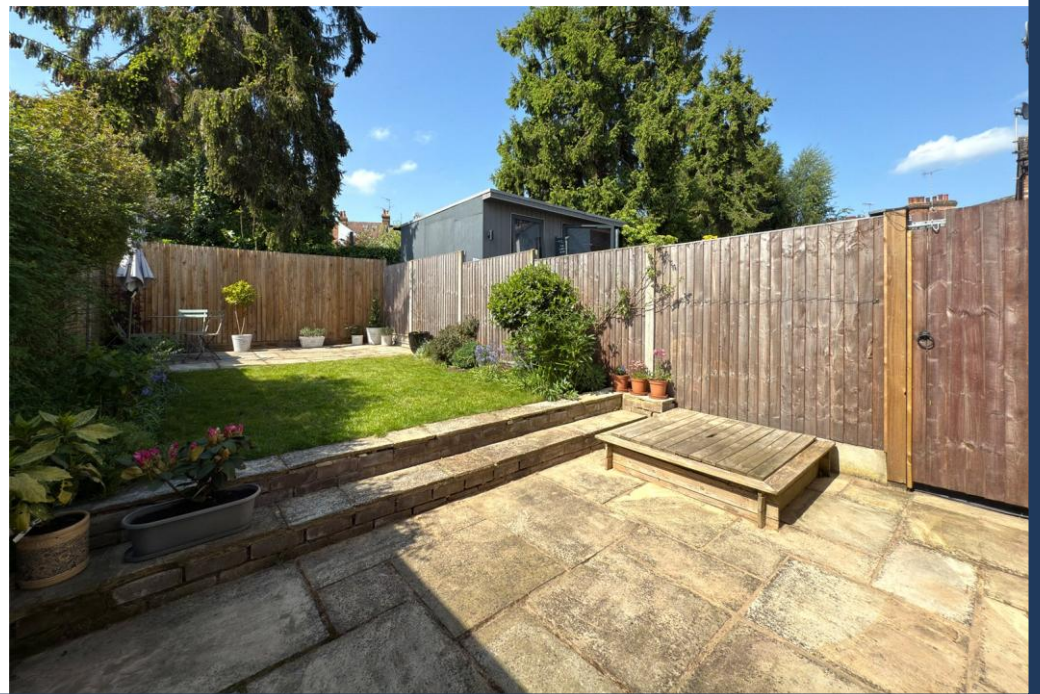
This is a rare opportunity to own a stylish period home in one of the city's most well-connected and desirable locations.

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



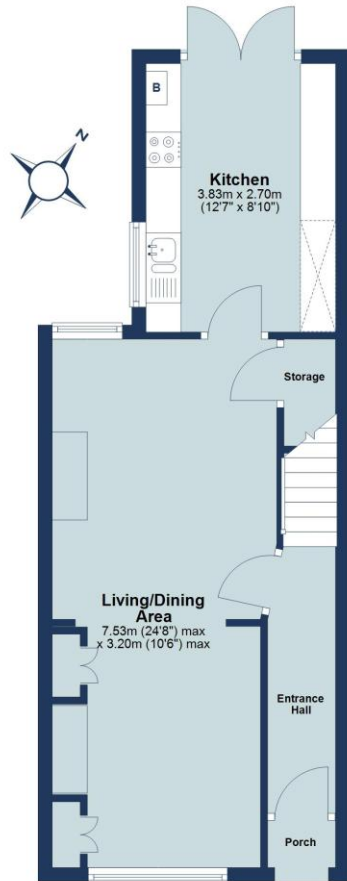






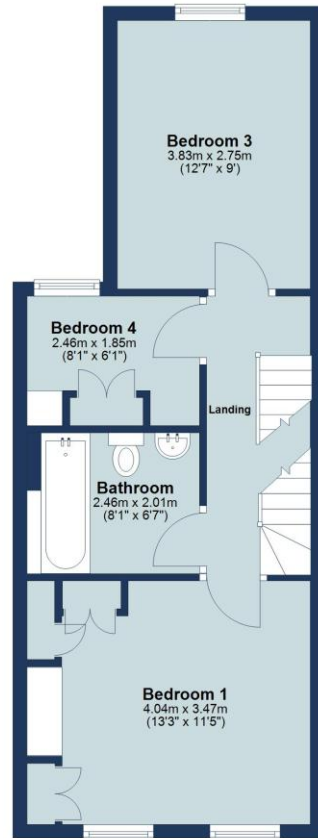
Ground Floor

Approx. 41.0 sq. metres (441.1 sq. feet)



First Floor

Approx. 41.2 sq. metres (443.3 sq. feet)



Second Floor

Approx. 19.8 sq. metres (212.9 sq. feet)



Total area: approx. 101.9 sq. metres (1097.3 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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