



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

Lancaster Road, St. Albans, AL1 4ET
Asking Price £1,795,000

This impressive six-bedroom detached family home offers approx. 2,886 sq ft of spacious and versatile accommodation, ideal for modern family living. With generous proportions throughout and a highly convenient setting, the property presents a rare opportunity to acquire a substantial home located on one of St Albans most sought-after roads with the added benefit of No Upper Chain.

The ground floor is thoughtfully arranged to provide both formal and informal living spaces. A particularly notable feature is the large dual aspect living room to the rear, centred around a gas fireplace and enjoying a pleasant outlook over the garden. This room offers an ideal setting for relaxation and entertaining, with ample space for a variety of furniture arrangements.

In addition, the property benefits from a family room or dining room, providing further flexibility depending on individual requirements. A separate office to the front creates an ideal environment for home working, study or quieter pursuits, adding to the versatility of the overall layout.

The kitchen and breakfast room forms a practical and sociable hub of the home, offering generous storage and preparation space alongside room for informal dining. This area works well for day-to-day family life and has a natural connection to the surrounding living spaces with the addition of a handy utility room.

The accommodation extends across the upper floors to provide six well-proportioned bedrooms, offering excellent space for growing families, guests or additional work-from-home requirements. The home is supported by four bathrooms, along with a downstairs WC, ensuring comfort and convenience for busy households.

Externally, the property continues to impress with a large (approx. 100ft) mature rear garden, featuring both patio and lawn areas. This outdoor space provides an ideal setting for entertaining, family time and relaxation, with ample room for children's play and outdoor dining.

To the front, the home benefits from driveway parking along with an integral garage, offering secure storage and additional practicality.

The location is a key highlight, with the property positioned close to the city centre, mainline station and highly regarded local schooling, making it particularly appealing for families and commuters alike.

Overall, this is a substantial and versatile family home, combining generous accommodation, a prime location and excellent lifestyle appeal.

Client Comment:

We shall miss this lovely, large house. Our teenage children have enjoyed the space, as well as having their own bathrooms! The garden is beautiful and we have spent many happy hours relaxing outside. It's a great house for entertaining, as the flow of the rooms really works. The neighbourhood is extremely friendly and there's a thriving street WhatsApp, where people are always willing to help.

My husband loves admiring the green views from the upstairs bathroom, where you can see for miles.

Walking into town is a breeze and within minutes you're at the train station. We hope the new occupants will be as happy as we have been!

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





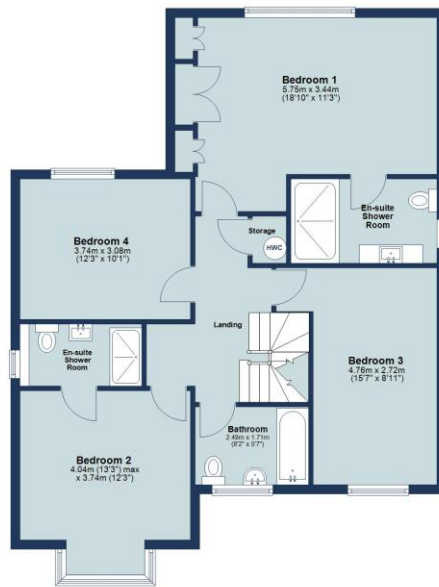




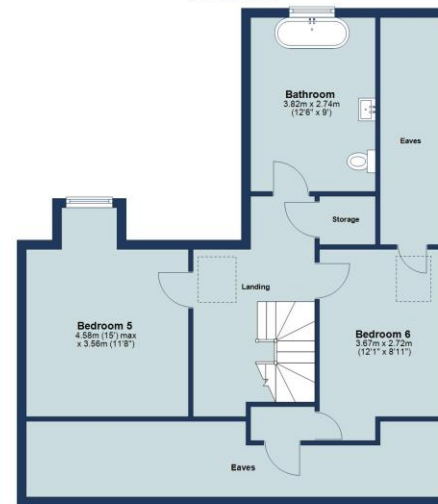
Ground Floor
Approx. 130.6 sq. metres (1406.0 sq. feet)



First Floor
Approx. 87.5 sq. metres (942.0 sq. feet)



Second Floor
Approx. 50.0 sq. metres (538.7 sq. feet)
(including Eaves, Eaves)



Total area: approx. 268.2 sq. metres (2886.8 sq. feet)

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

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