



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

Lancaster Road, St. Albans, AL1 4EP
Asking Price £1,500,000

Located on one of St Albans' most sought-after roads, just a short walk from the city centre and mainline station, this impressive four-bedroom detached family home offers over 1,700 sq ft of well-proportioned living accommodation, with excellent potential to extend (subject to the necessary planning permissions).

The property is entered via a welcoming entrance hall, with stairs rising to the upper floors and useful understairs storage. To the front is a charming bay-fronted dining room, while to the rear is a spacious dual-aspect living room with doors opening onto the garden.

The current owners have thoughtfully created a cosy reading area, making the most of the garden views. Also on the ground floor is a convenient WC, a fitted kitchen overlooking the rear garden, a separate utility area, and internal access to the integral garage.

On the first floor are three generous bedrooms and a well-appointed family bathroom. The second floor provides a further double bedroom, an additional bathroom, and useful eaves storage, making it an ideal principal suite or guest accommodation.

The rear garden is a particular highlight of the property. Beautifully maintained by the current owners, it offers a peaceful and private setting with a patio perfect for outdoor dining, a well-kept lawn, and an attractive selection of mature shrubs and planting.

To the front, the property benefits from a private driveway providing off-street parking, and gate into the rear garden, complemented by established planting that enhances the home's kerb appeal.

Lancaster Road is one of St Albans' most desirable residential addresses, renowned for its attractive family homes, tree-lined setting, and outstanding convenience.

Residents enjoy a selection of highly regarded schools for all ages, together with the convenience of St Albans City station, offering fast rail connections into London.

The vibrant historic city centre is also within easy reach, providing an excellent choice of shops, restaurants, cafés, and leisure facilities, making this a highly sought-after location for families and commuters alike.

Tenure: Freehold
Term of Lease:
EPC Rating: TBC









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First Floor

Approx. 53.8 sq. metres (578.7 sq. feet)



Second Floor

Approx. 27.7 sq. metres (298.7 sq. feet)



Ground Floor

Approx. 77.7 sq. metres (836.0 sq. feet)



Total area: approx. 159.2 sq. metres (1713.3 sq. feet)

Floor plan is for marketing purposes only and is to be used as a guide.
Garage is included in the total floor area.
Plan produced using PlanUp.

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