



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

Ladysmith Road, St Albans, AL3 5PZ
Asking Price £850,000

This beautifully presented four-bedroom, two-bathroom period property set on the ever-popular Ladysmith Road approximately one mile from St Albans mainline station and the vibrant city centre.

The home greets you with undeniable curb appeal, thanks to its double-fronted façade.

Step inside to discover an inviting and stylish open plan living space, complete with a stunning log burner fireplace, and thoughtfully designed sitting areas that offer a warm and homely feel. A convenient ground floor WC adds a practical touch.

To the rear, the kitchen/diner is flooded with natural light and offers a well-designed layout with generous worktop space ideal for both cooking and casual dining.

Bi-fold doors open out onto a low-maintenance rear garden, providing a peaceful spot for morning coffee or a glass of wine in the evening, perfect for those who appreciate an easy-care outdoor space.

On the first floor, you'll find a spacious landing leading to three good-sized bedrooms and a modern family bathroom.

The top floor is home to a tranquil master bedroom, boasting plenty of eaves storage and its own stylish wet room, creating a private retreat away from the rest of the home.

Permit parking is available at the front of the property, adding further convenience for residents.

Set in a prime location to the west of the city centre, Ladysmith Road is ideally placed for commuters, families, and those seeking a relaxed yet connected lifestyle.

The beautiful Victoria Park, just moments away on Folly Lane, offers open green space for weekend walks or outdoor exercise, while a range of well-regarded local schools are within walking distance making this an excellent choice for growing families.

This immaculate home seamlessly blends period charm with modern functionality, offering a unique and welcoming space in a highly desirable part of St Albans.

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









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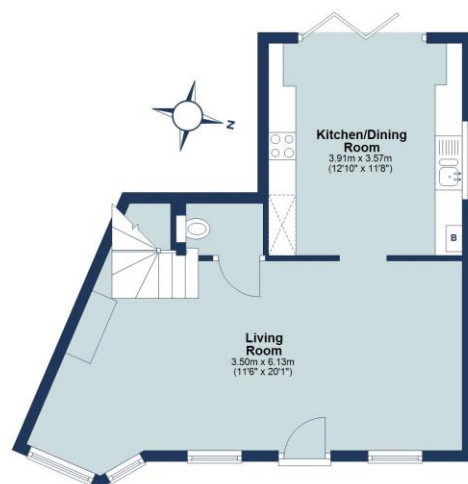
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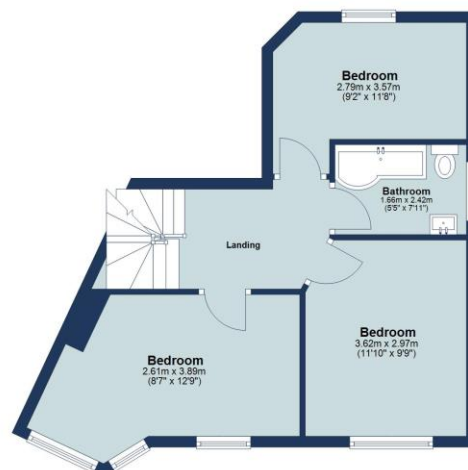
Ground Floor

Approx. 43.3 sq. metres (466.4 sq. feet)



First Floor

Approx. 43.7 sq. metres (470.2 sq. feet)



Second Floor

Approx. 21.9 sq. metres (235.6 sq. feet)



Total area: approx. 108.9 sq. metres (1172.2 sq. feet)

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

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