



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

Ragged Hall Lane, St. Albans, AL2 3LD
Guide Price £1,500,000

This exceptional six-bedroom detached house is located on a sought-after, quiet, family-friendly road, known for its excellent community atmosphere perfect for families or individuals seeking a welcoming neighbourhood. Offered for sale with NO UPPER CHAIN, this property is ready for its new owners to move in and start enjoying all it has to offer.

This home has been presented to the highest standard with neutral décor and high ceilings throughout and boasts over 4,000 sq. ft. spanning three floors.

To the rear of the ground floor is a spacious living room and a luxury kitchen with both rooms opening into a beautiful orangery with bi-fold doors that lead into the mature rear garden.

Completing the ground floor accommodation is a dual aspect home office perfect for those that work from home, a cloakroom, a separate utility room and a cozy snug. The snug could also be utilised as a dining room with the double doors leading straight into the kitchen.

The ground floor provides flexible living spaces to suit a buyer's needs and benefits from underfloor heating throughout.

Spanning the top two floors are six generously sized double bedrooms, with four contemporary bath and shower rooms. All three of the rear bedrooms feature Juliet balconies overlooking the garden and the second-floor bedrooms offer plenty of storage including eaves storage wrapping around the property.

The rear garden has been thoughtfully landscaped to ensure privacy and includes a large summerhouse, currently used as a games room, but ideal for a quiet home office. The front of the property features a driveway with ample off-street parking and an integral single garage.

The property is conveniently located for easy access to central St Albans, whether by car or via a nearby bus route.

St Albans offers a variety of cultural experiences, including food festivals, historical reenactments, and outdoor markets. Residents can also enjoy walks in Verulamium Park, visit the Roman Theatre, or explore the town's independent shops and boutiques.

The M1 and M25 motorways are easily accessible, and fast trains from St Albans City station reach St Pancras in under 20 minutes. St Albans Abbey Station is also nearby with trains into Watford Junction and Euston.

The area is also home to several well-regarded schools, including Parmiter's, Killigrew Primary School, and St Columba's School.

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









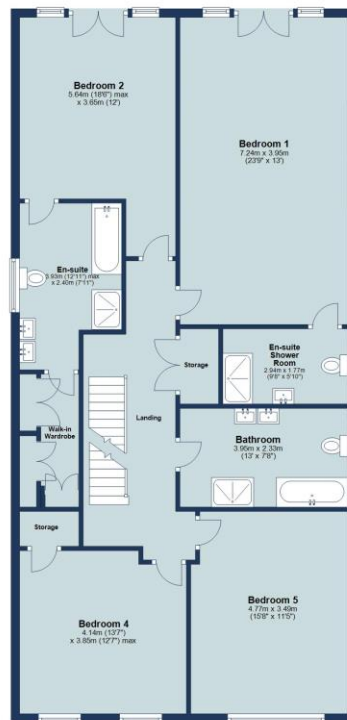
Ground Floor

Approx. 178.4 sq. metres (1920.0 sq. feet)



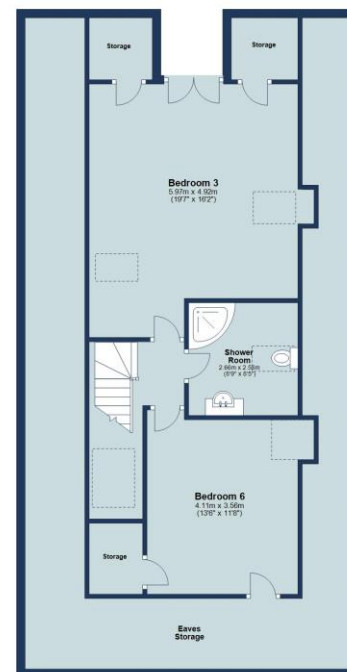
First Floor

Approx. 127.7 sq. metres (1374.0 sq. feet)



Second Floor

Approx. 64.6 sq. metres (695.4 sq. feet)



Total area: approx. 370.6 sq. metres (3989.4 sq. feet)

Floor plan is for marketing purposes only and is to be used as a guide.
Total floor area includes garage & summer house but not the eaves. Eaves approximately 551 sq ft.
Plan produced using PlanUp.

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