



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

Ladysmith Road, St. Albans, AL3 5QA
Guide Price £650,000

Located within the conservation area is this well presented 1900's THREE BEDROOM character home that carefully blends character features with modern finishes.

The ground floor comprises of an entrance hall, living room with a feature fireplace, dining room with a feature fireplace and a kitchen with double doors leading out to the rear garden. Upstairs there are three bedrooms and a recently fitted bathroom.

Externally the property benefits from a private rear garden with patio and lawn areas and residents on road parking to the front.

Ladysmith Road is located to the west of the city centre and within walking distance of the mainline station. There are a number of open spaces close by to include the nearby Victoria Park which is close by on Folly Lane. There is a selection of schools within walking distance that are popular with local residents.

Client Comment:

We have lived at 8 Ladysmith Road for 26 years and have loved our time here. We chose the property not only for its period features, light airy rooms, quiet location, and secluded garden, but also for its incredibly convenient location. The road itself has a very friendly/neighbourly atmosphere and great sense of community, previously hosting street events for Jubilees, tasteful decoration of windows for Halloween and Christmas and fundraising for charitable causes.

A WhatsApp group including other local roads also keeps neighbours connected.

St Albans City Station is close by with Thameslink trains into London and beyond. There are four excellent primary schools within walking distance. Our children were privileged to grow up safely in a city with such fantastic amenities.

The town centre is also nearby with its wealth of shops, cafes, and restaurants (Courtyard Café, Street Café, Lussman's and L'Italiana are favourites of ours) and there are at least two street markets each week plus special events throughout the year.

It is also ideally located for St Albans Hospital and several doctors' and dental practices. Add to this the beauty of St Albans cathedral, historical Roman sites, clubs, gyms, fabulous parks and countryside on your doorstep and the wonderfully restored Odyssey Cinema and The Alban Arena there really is something for everyone.

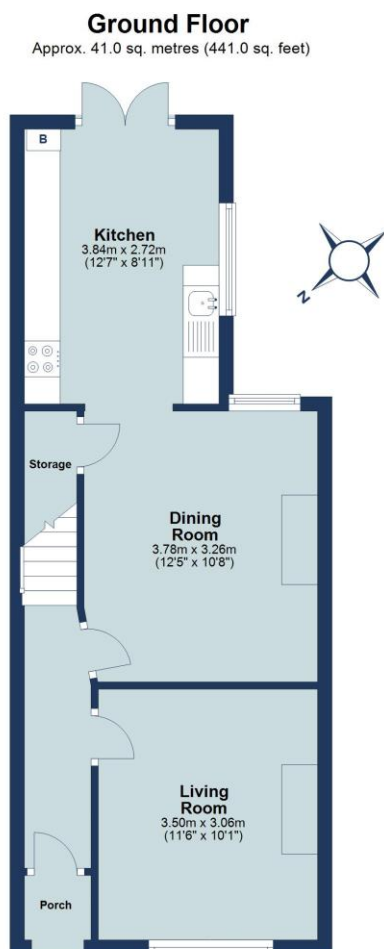
Tenure: Freehold
Council Tax Band: E
EPC Rating: D











Total area: approx. 81.9 sq. metres (882.0 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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