



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

Ladies Grove, St. Albans, AL3 5TZ
Asking Price £550,000

For sale is this three-bedroom semi-detached family home, offering fantastic potential for modernisation and scope to extend (STPP).

The ground floor features a welcoming entrance hall with stairs to the first floor and handy storage beneath, a spacious living room, a separate dining room, a kitchen, and a utility room with doors to both the front and rear.

Upstairs, there are three well-proportioned bedrooms, a family bathroom, and a separate WC.

Outside, the property benefits from on-street parking to the front and a generous rear garden, ideal for outdoor living.

Ladies Grove is well located for local schools, the city centre, and a choice of green spaces and parks, making it a great opportunity for families.

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





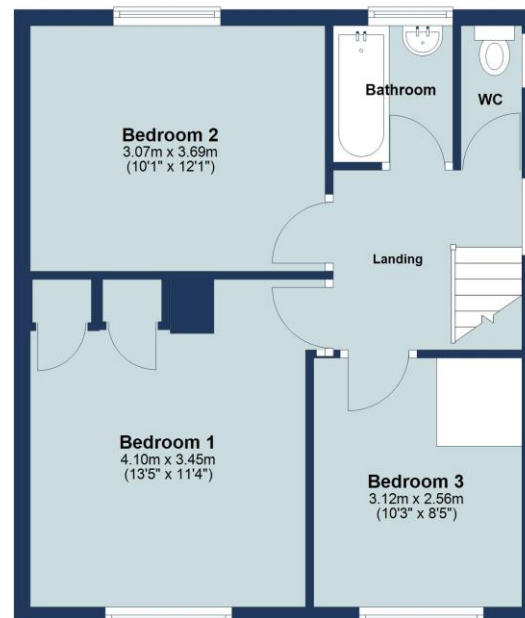
Ground Floor

Approx. 53.1 sq. metres (572.1 sq. feet)



First Floor

Approx. 44.7 sq. metres (481.6 sq. feet)



Total area: approx. 97.9 sq. metres (1053.7 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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