



Clarence Road | St. Albans | AL1 4NW

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**132 Clarence Road** is a handsome Edwardian detached residence that has been sympathetically extended and modernised to provide excellent family accommodation with ample parking and a large landscaped garden.

The property provides extensive accommodation in excess of 5,500 sq ft, including:

Reception Hall | Sitting Room | Dining Room | Study | Well-appointed Kitchen | Orangery | Inner Hall | Cloakroom | Utility Room | Principal Suite of Bedroom, Dressing Room and En Suite Bath & Shower Room | Two further Suites of Bedroom and Shower Room | Two further Bedrooms | Two Family Bath & Shower Rooms | Further Attic Rooms | Basement | Ample Parking | c200' Landscaped Garden



**Clarence Road** lies in the heart of an established and very popular residential area, popular with those who seek proximity to Thameslink and the City centre as well as easy access to Clarence Park and local amenities.











## Floor Plans



Total Approx Floor Area 5245 SQ. FT (487.2 SQ.M.)

EPC Rating - D





#### IMPORTANT NOTICE

These particulars are for guidance only. They are prepared and issued in good faith and are intended to give a fair description of the property but do not constitute part of an offer or contract. Any description of information given should not be relied on as a statement or representation of fact or that the property or its services are in good condition. Neither Aitchisons (nor its joint agents) nor any of their employees has any authority to make or give any representation or warranty whatsoever in relation to the property.

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