



Frost's

Tel: 01727 861166

Lancaster Road, St Albans, AL1 4ET

£1,300,000 Freehold





An elegant detached property located on one of St Albans premier roads that sits on a sizeable plot providing excellent potential for further extension (subject to the relevant planning permission). This fantastic family home is within close proximity to highly regarded local schooling, whilst the mainline station is within comfortable walking distance.

The ground floor of the property is beautifully presented throughout and currently comprises of a spacious and welcoming entrance hall with cloakroom, two large reception rooms, re-fitted kitchen and a third reception that could be used as a fourth bedroom or playroom.

The first floor further benefits from a family bathroom and three well-proportioned bedrooms. Externally, the property is equally as impressive with a carriage driveway to the front leading to a spacious garage and a fantastic rear garden of approximately 100ft long, with the added benefit of being private and easterly facing, ideal for families and entertaining.

The property can be offered with no onward chain and is available to be viewed straight away. Energy Rating E.





Entrance Hall

Living Room – 13'5 x 12'1

Dining Room – 13' x 12'1

Kitchen – 11'1 x 10'6

Cloakroom

Study – 18' x 10'1

First Floor Landing

Bedroom One – 15'2 x 12'

Bedroom Two – 13'5 x 12'1

Bedroom Three – 10'6 x 8'5

Bathroom – 10'5 x 5'5

Separate WC

Exterior

Rear Garden

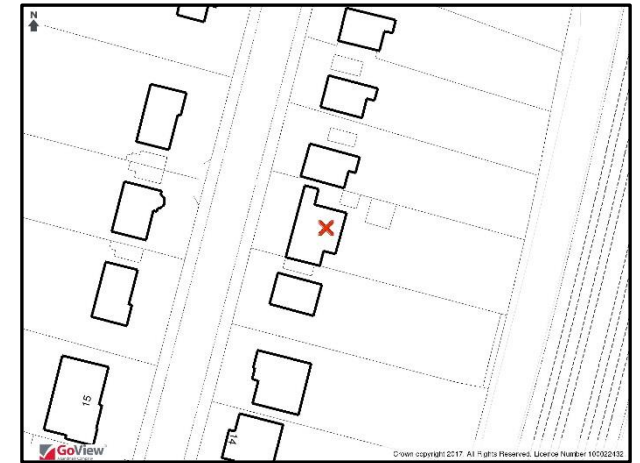
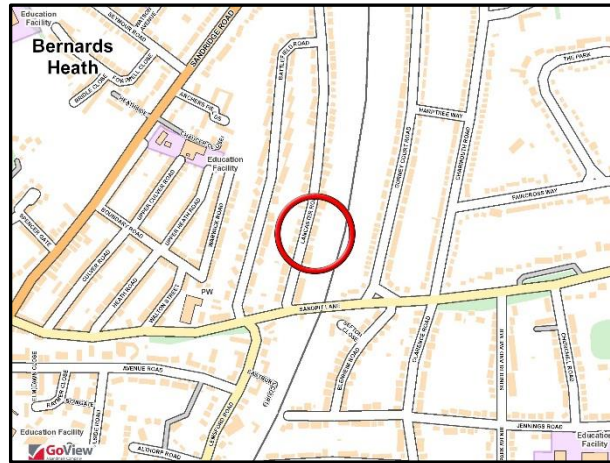
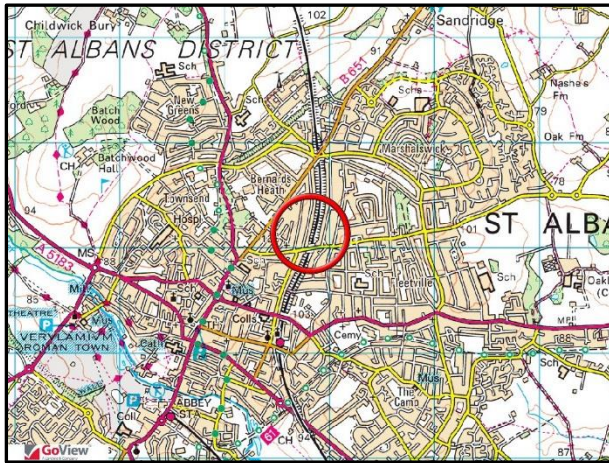
Garage – 20'6 x 8'9

Driveway



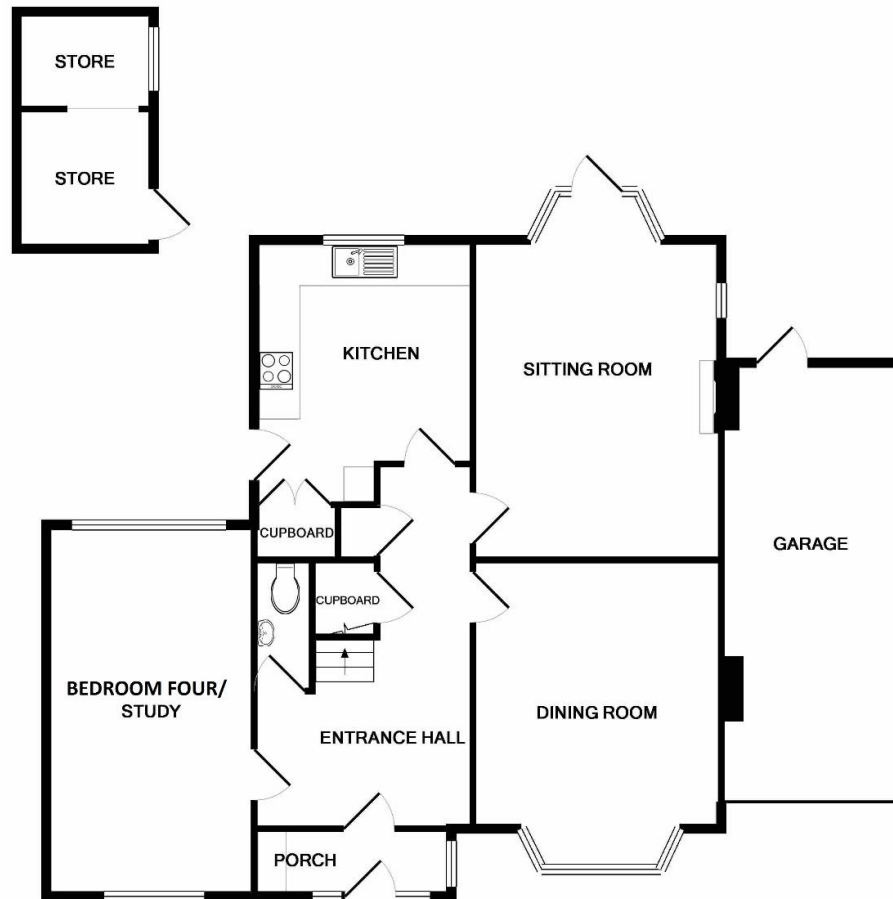




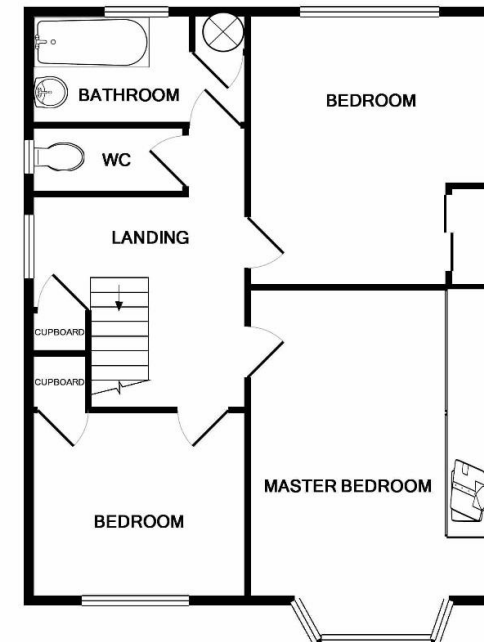


Directions:

Starting from our office on Chequer Street turn right, at the traffic lights continue straight ahead onto St Peters Street, at the roundabout continue straight across, take the right hand turn into Stonecross and then right again into Sandpit Lane. The fifth turning on the left is Lancaster Road.



GROUND FLOOR
APPROX. FLOOR
AREA 106.5 SQ.M.
(1147 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 61.5 SQ.M.
(662 SQ.FT.)

TOTAL APPROX. FLOOR AREA 168.0 SQ.M. (1809 SQ.FT.)

Produced by St Albans & Redbourn Home Inspections. Whilst every attempt has been made to ensure the accuracy of the plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission and mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee given of their working order.
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