



Frost's

Tel: 01727 861166

Lancaster Road, St Albans, AL1 4EP

£1,000,000 Freehold





Situated on one of St Albans finest roads and within a short walk of the city centre and mainline railway station is this spacious three bedroom detached family home benefitting from approximately 1850 square feet of accommodation.

The property is bright and well-presented, with accommodation arranged over two levels comprising a welcoming entrance hall, cloak/shower room, sitting room, dining room and a modern refitted kitchen/breakfast room. On the first floor there are three good sized bedrooms and family bathroom.

Externally, the driveway provides off road parking with access to a useful garage and a low maintenance rear garden.

Energy Rating D





Ground Floor

Entrance Porch

Entrance Hall

Living Room – 23'1 x 13'3

Dining Room – 12'10 x 9'2 Max

Shower Room – 5'8 x 5'3

Kitchen /Breakfast Area – 18'7 x 11'4



First Floor

Bedroom One – 14'3 x 11'5

Bedroom Two – 14'7 x 11'3

Bedroom Three – 8'10 x 9'

Bathroom – 9'2 x 5'10

Exterior

Rear Garden

Front Garden

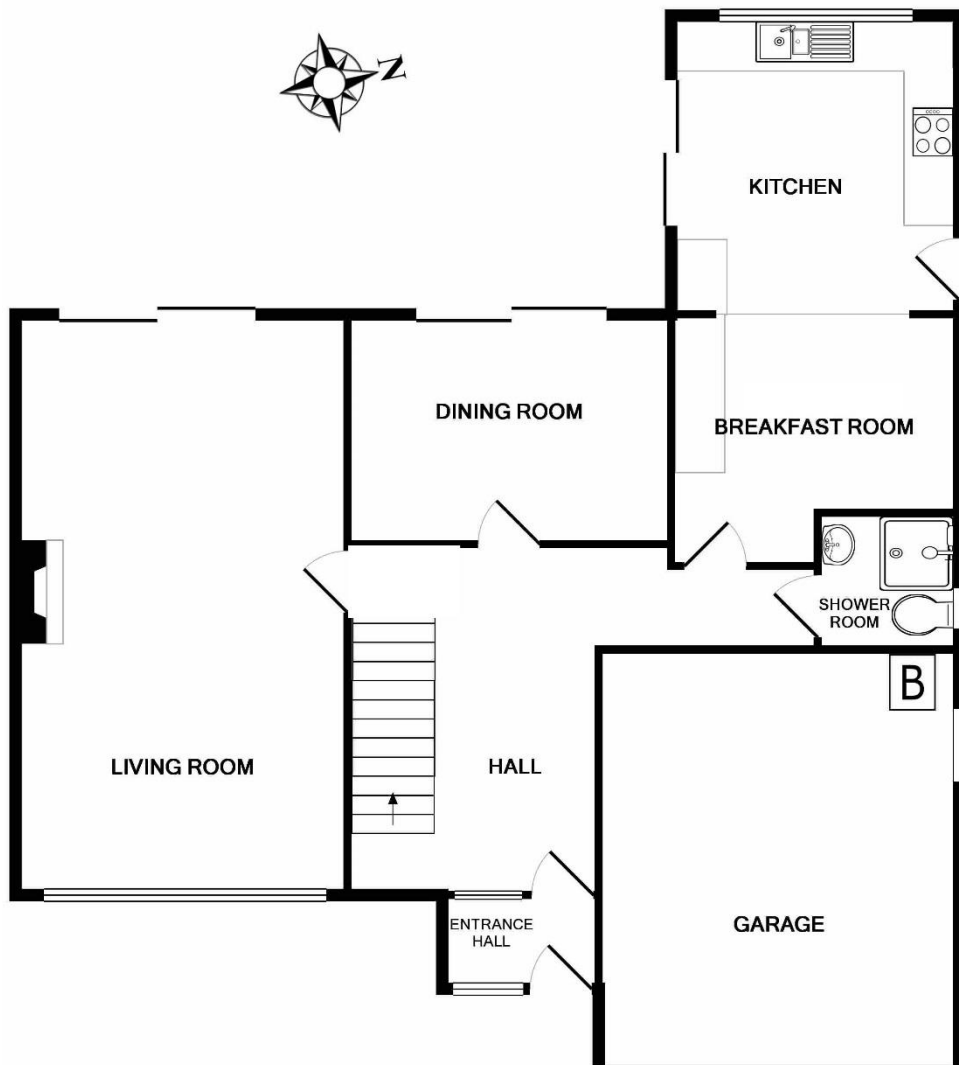
Garage – 18 x 14'8

Driveway

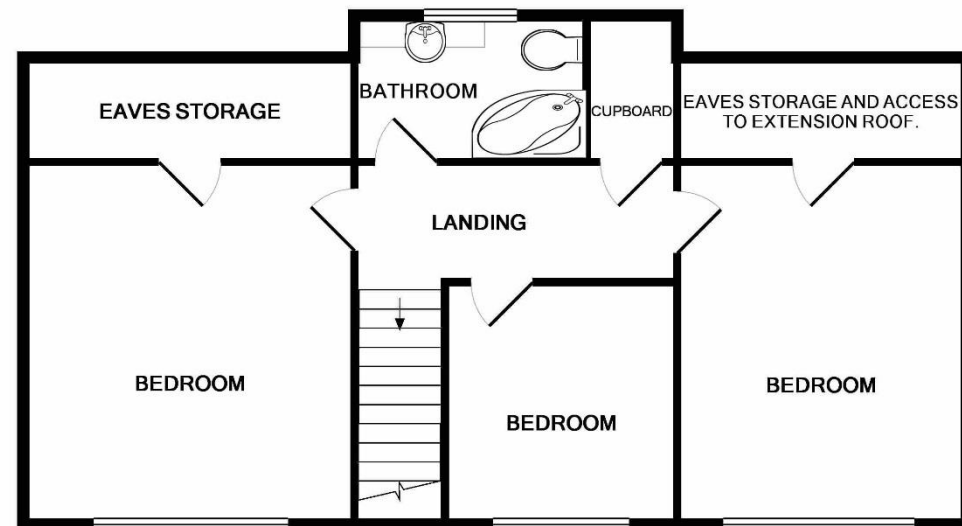








GROUND FLOOR
APPROX. FLOOR
AREA 104.9 SQ.M.
(1129 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 67.0 SQ.M.
(721 SQ.FT.)

TOTAL APPROX. FLOOR AREA 171.8 SQ.M. (1850 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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