



Frost's

Tel: 01727 861166

Lancaster Road, St Albans, AL1 4ET

£1,175,000 Freehold





Situated on a mature easterly facing plot, is this spacious four bedroom detached family home, well positioned for the mainline railway station and reputable local schools.

The property benefits from a wealth of period features and approximately 1800 square feet of accommodation arranged over two levels comprising an entrance hall, sitting room, dining room, kitchen and cloakroom. On the first floor there are three good sized double bedrooms, a fourth single room, family bathroom and en suite shower room.

Outside, the driveway provides off road parking with access to a garage and a sizable rear garden. The property offers excellent potential to extend and remodel the current accommodation to a buyer's specification to create a wonderful family home.

Energy Rating E





Ground Floor

Entrance Porch

Entrance Hall

Living Room – 21'3 x 11'6

Dining Room – 14' x 11'

Kitchen – 10' x 10'

Cloakroom

Integral Garage – 19'6 x 13'6

First Floor

Bedroom One – 12'1 x 12' to wardrobe

En Suite – 9'10 x 5'6

Bedroom Two – 14' x 11'

Bedroom Three – 13'1 x 11'6

Bedroom Four – 10' x 7'2

Bathroom

Separate Cloakroom

Exterior

Rear Garden

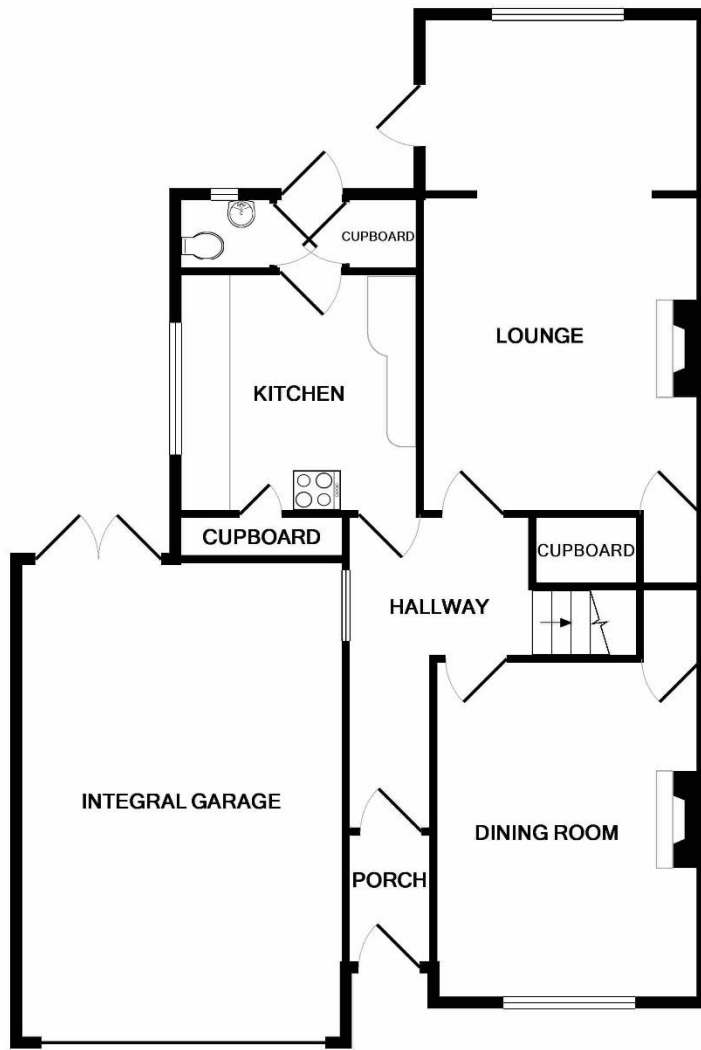
Front Garden

Driveway

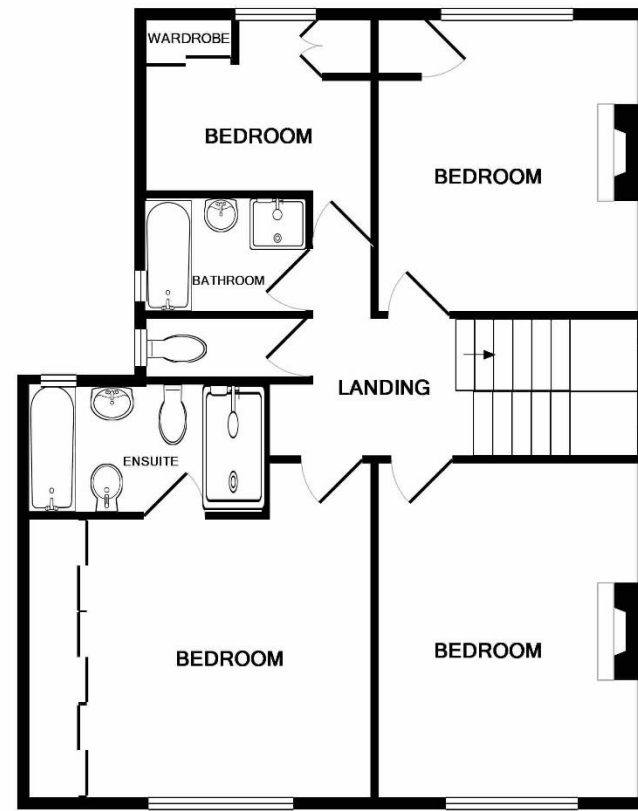








GROUND FLOOR



1ST FLOOR

TOTAL APPROX. FLOOR AREA 1818 SQ.FT. (168.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or 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 as to their operability or efficiency can be given
 Made with Metropix ©2018

4 Chequer Street, St Albans, Hertfordshire, AL1 3XZ Tel: 01727 861166 Email: sales@frosts.co.uk

These particulars are a general guide only. They do not form part of any contract. Services, systems and appliances have not been tested.

MONEY LAUNDERING REGULATIONS (2007) In accordance with the Money Laundering Regulations (2007) We are required to confirm the identity of all buyer(s) of the property. We are also required to keep a record of the evidence We have verified. It may delay agreeing a sale if for any reason we are unable to confirm your identity in the course of establishing a business relationship with you.