



Frost's

Tel: 01727 861166

Lancaster Road, St Albans, AL1 4ET

£1,495,000 Freehold





Located in one of St Albans most prestigious roads, is this beautifully presented and extended five bedroom detached period property, which is within a short walk of the mainline railway station and excellent schools. The accommodation is well balanced and offers over 2300 square feet of accommodation making this impressive home ideal for entertaining and every day family living.

The entrance hall opens to a cloakroom, bay fronted sitting room and dining room. To the rear of the property there is a stunning kitchen/breakfast room leading to a utility area. Additionally on the ground floor there is an annex comprising a fifth bedroom, sitting room and modern shower room.

On the first floor, the property boasts four double bedrooms, two luxury en suites and a stylish four piece bathroom suite. Externally, the driveway provides off road parking with side access to a good size secluded rear garden with patio and lawn areas.

Lancaster Road is one of St Albans finest addresses lined by other elegant family homes much of the same period.

Energy Rating C.





#### Ground Floor

Entrance Hall

Cloakroom

Living Room – 16'5 x 13'8 into bay

Dining Room – 15' x 12'

Kitchen Area – 16'6 x 12'6

Breakfast Area – 12'7 x 12'

Utility Room - 7'4 x 6'

Reception Room Two – 14' x 8'10

Bedroom Five – 12'3 x 8'10

Shower Room

#### First Floor

Bedroom One – 15'3 x 15'4

En Suite

Bedroom Two – 18'4 x 11'4

Bedroom Three – 16'3 x 10'1 into bay

En Suite

Bedroom Four – 13'10 x 9'4

Bathroom

#### Exterior

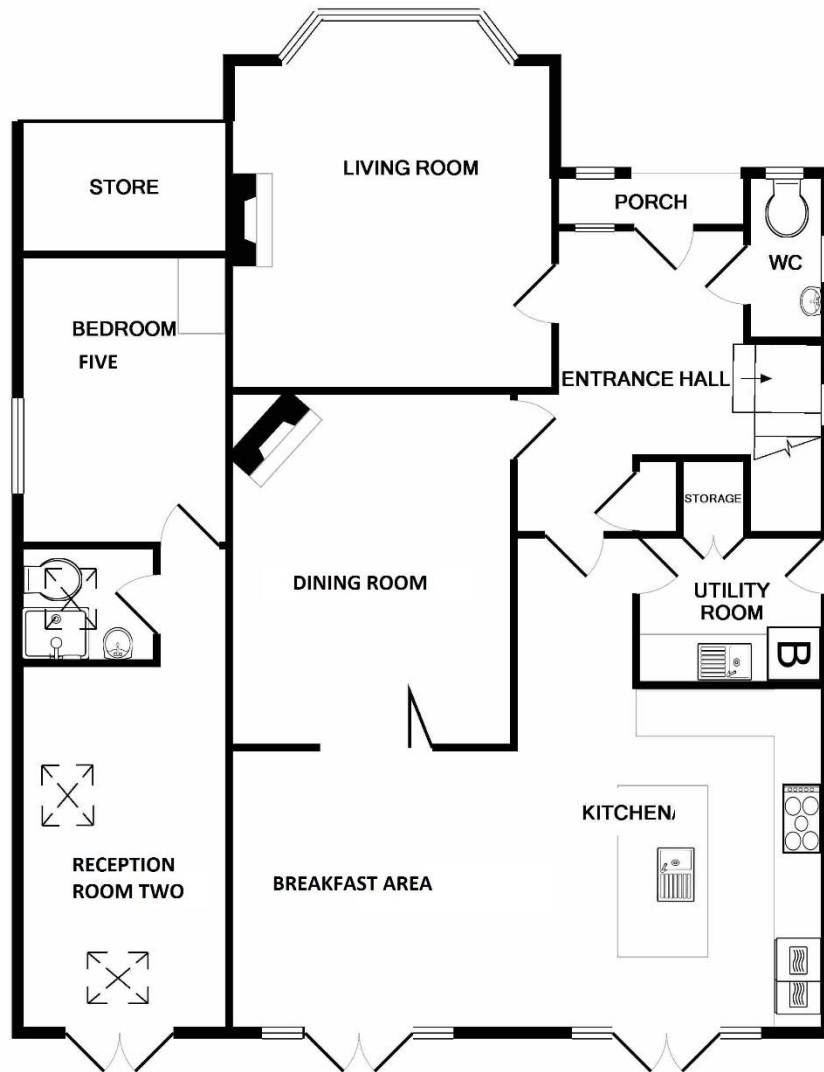
Rear Garden

Driveway

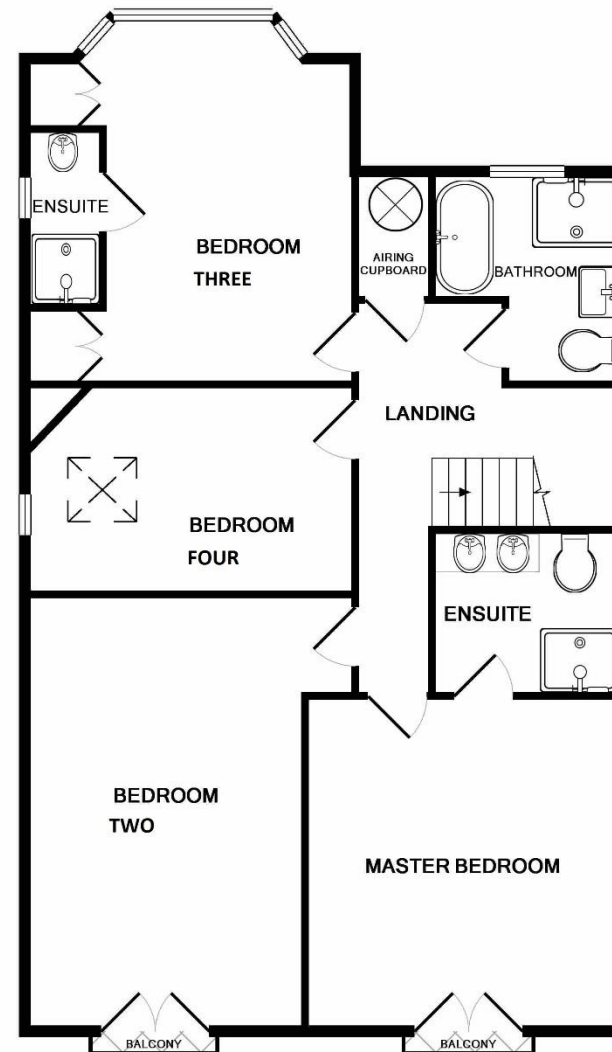








GROUND FLOOR  
APPROX. FLOOR  
AREA 122.8 SQ.M.  
(1322 SQ.FT.)



1ST FLOOR  
APPROX. FLOOR  
AREA 91.4 SQ.M.  
(983 SQ.FT.)

TOTAL APPROX. FLOOR AREA 214.1 SQ.M. (2305 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.  
Made with Metropix ©2018

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