



12 Lemsford Road, St. Albans, AL1 3PB
Guide price £1,450,000 Freehold



12 Lemsford Road

St. Albans, AL1 3PB

A stylishly presented four double bedroom detached character property with the benefit of off street car parking, a study/fifth bedroom, a contemporary style garden gym/home office and is within easy reach of the mainline train station and Clarence Park.

The accommodation begins with a covered porch with a part glazed front door into a welcoming entrance hall with stairs to the first floor and doors to rooms including a cloakroom/W.C.. The inviting lounge has a triple glazed bay window to the front, feature fireplace and built-in storage with shelves to each side. The multi-use family room has two windows to the side and part-glazed double doors linking through to the impressive kitchen/diner with a part-vaulted ceiling with roof windows and bi-folding doors to the rear garden allowing light to flood in. The tasteful, modern shaker style kitchen has a range of wall and base units, island unit with breakfast bar, integrated appliances and recess for an American fridge/freezer. A door leads through to a useful utility room.

The first floor landing has stairs to the second floor and doors to rooms including the wonderful master bedroom with a bay window to the rear and door to a modern en-suite shower room. There are two further double bedrooms and a four piece bathroom with a shower cubicle, bath, basin and W.C. The second floor landing opens to the second bedroom with an en-suite shower room and there is also a study/bedroom 5.

Externally a block paved driveway provides off street parking and a gate leading to the side passageway. The private rear garden has a full width patio area ideal for entertaining and leads to a lawn with a path to a detached gym/home office.

Lemsford Road is perfectly situated for commuters with St. Albans City train station just 5 minutes walk away and the vibrant City centre within a 10 minute walk. There are also excellent local schools close by and is within easy reach of green space of Clarence Park, local shops and services.





ACCOMMODATION

Porch

Entrance Hall

Lounge

15'4 x 14'8 (into bay) (4.67m x 4.47m (into bay))

Family Room

13'7 x 11'11 (4.14m x 3.63m)

Kitchen/Diner

18'2 x 13'7 (5.54m x 4.14m)

Utility Room

W.C.

FIRST FLOOR

Landing

Bedroom 1

15'7 max x 11'9 (4.75m max x 3.58m)

En-Suite

Bedroom 3

14'4 into bay x 12'10 (4.37m into bay x 3.91m)

Bedroom 4

14'0 x 9'10 (4.27m x 3.00m)

Bathroom

SECOND FLOOR

Landing

Bedroom 2

16'1 x 12'0 (4.90m x 3.66m)

En-Suite

Bedroom 5

11'5 x 8'3 (3.48m x 2.51m)

EXTERIOR

Frontage

Rear Garden

70 (21.34m)

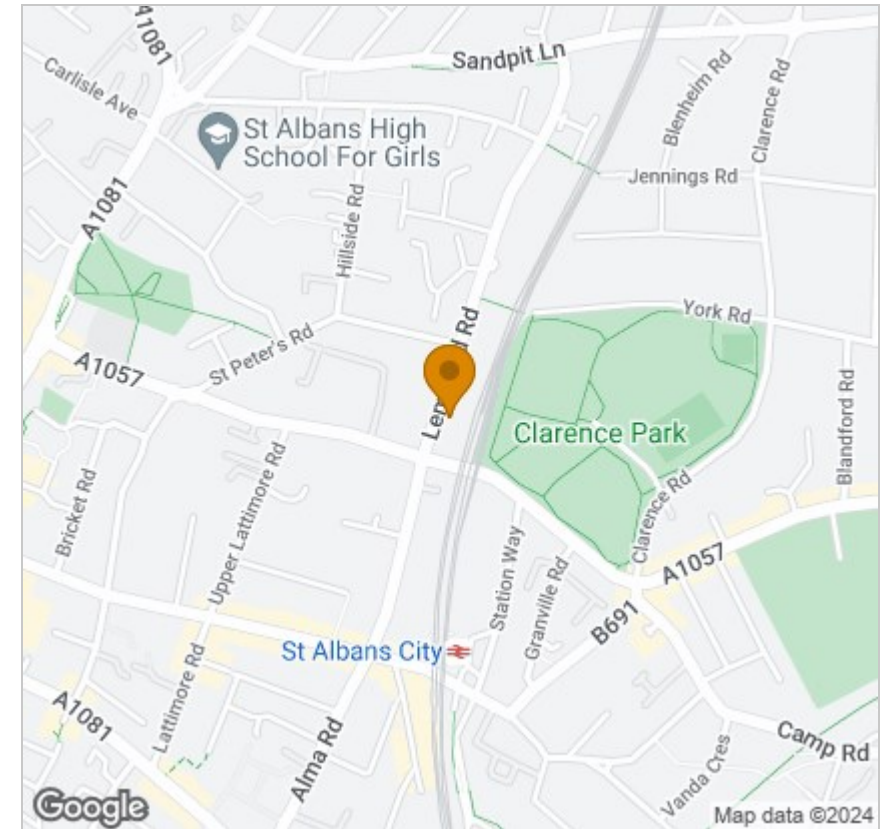
Gym/Home Room

13'7 x 13'0 (4.14m x 3.96m)

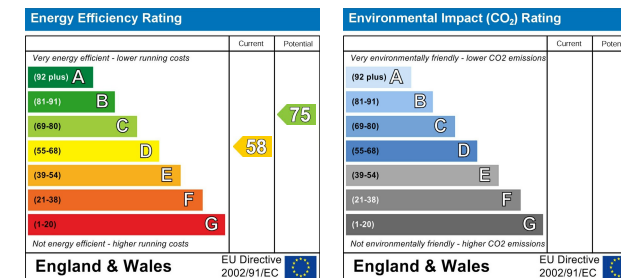
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Office on 01727 223344 if you wish to arrange a viewing appointment for this property or require further information.

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