



2a Langley Crescent, St. Albans, AL3 5RS

Guide price £975,000 Freehold



2a Langley Crescent

St. Albans, AL3 5RS

A distinctive and spacious four-bedroom detached home, thoughtfully arranged over three floors, situated in a highly sought-after residential area.

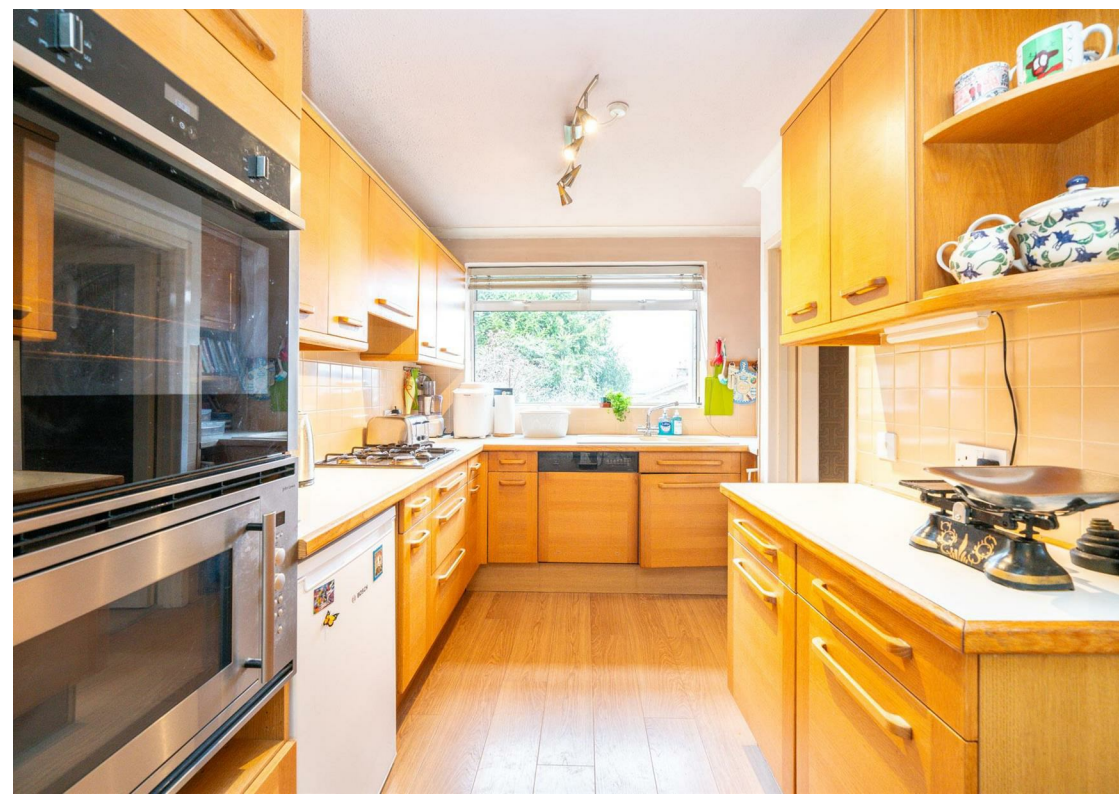
The accommodation begins with a welcoming porch leading into an entrance hall, which provides internal access to a generous double garage and a practical utility room. A staircase leads to the main living areas on the first floor.

On the first-floor landing, doors open to well-proportioned rooms, including an impressive lounge with a large window that floods the space with natural light. The stylish kitchen/dining room is ideal for entertaining, featuring a well-appointed fitted kitchen with a range of wall and base units, as well as ample space for dining while overlooking the rear garden. A door leads through to a versatile study, perfect for home working, while a convenient shower room with a W.C. and basin adds to the practicality of this level. A secondary porch offers direct access to both the front and rear gardens.

The second-floor landing features a hatch to the loft, a built-in storage cupboard, and doors leading to the four well-proportioned bedrooms. The principal bedroom is particularly generous, boasting a range of fitted wardrobes and a large front-facing window. The remaining bedrooms provide excellent flexibility, all serviced by a well-appointed family bathroom suite.

Externally, the property benefits from a block-paved driveway offering ample off-street parking, complemented by mature raised borders. A side gate provides access via a pathway to the rear garden, which features a patio area perfect for outdoor entertaining, along with a lawn bordered by mature plants, bushes, and trees for added privacy.

Langley Crescent is ideally positioned for excellent local schooling, open countryside, and is just 0.7 miles from the vibrant city centre, with the train station a further 10-minute walk away.





ACCOMMODATION

Porch

Entrance Hall

Utility

FIRST FLOOR

Porch

Landing

Kitchen/Dining Room

19'1 x 13'9 (5.82m x 4.19m)

Lounge

16'11 x 14'0 (5.16m x 4.27m)

Study

12'10 x 9'10 (3.91m x 3.00m)

Shower Room

SECOND FLOOR

Landing

Bedroom

16'11 x 14'0 (5.16m x 4.27m)

Bedroom

13'10 x 9'10 (4.22m x 3.00m)

Bedroom

12'11 x 11'3 (3.94m x 3.43m)

Bedroom

9'3 x 8'10 (2.82m x 2.69m)

Bathroom

OUTSIDE

Frontage

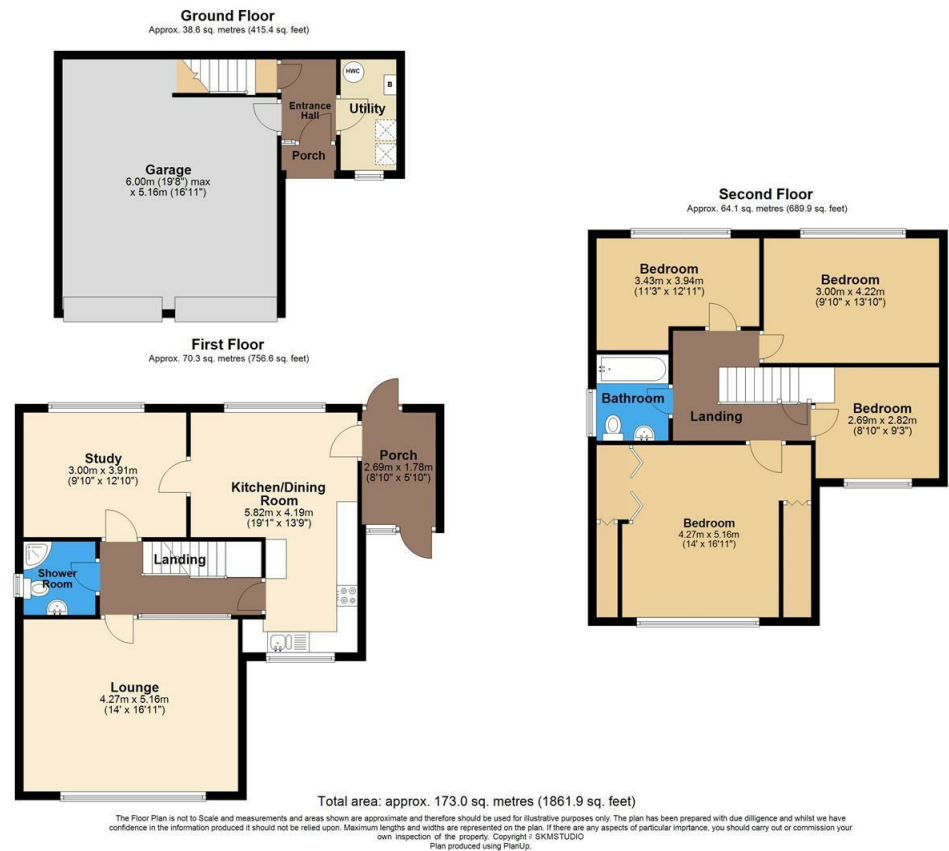
Rear Garden

Double Garage

19'8 x 16'11 (5.99m x 5.16m)



Floor Plan



Viewing

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

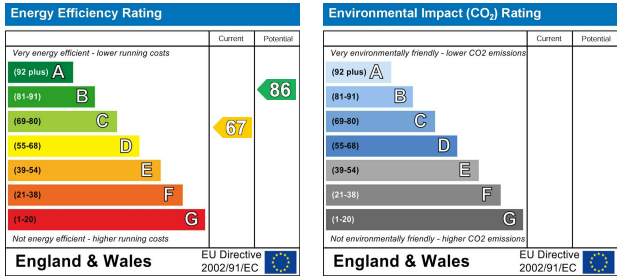
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Area Map



Energy Efficiency Graph



Paul Barker
ESTATE AGENTS