



50 Langley Crescent, St. Albans, Hertfordshire AL3 5RR

Guide price £800,000 Freehold



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St. Albans, Hertfordshire AL3 5RR

An attractive bay-fronted semi-detached house offering generous and versatile accommodation, enhanced by side and rear extensions. Located in a sought-after residential area, the property is within walking distance of the city centre, mainline station, and highly regarded schools.

A covered entrance porch leads to a part-glazed front door opening into a welcoming hallway with stairs to the first floor and doors to the main living areas. At the front of the house is a bay-fronted lounge featuring an exposed brick, real working fireplace, creating a warm and inviting atmosphere.

To the rear, the spacious kitchen/dining room overlooks the garden, with a window and double doors providing access to the outside. The kitchen is fitted with a range of wall and base units, offering ample storage and workspace.

A bright, dual-aspect home office/snug features windows to the front and side, along with a roof light that fills the space with natural light. This flexible room provides access to a convenient downstairs shower room with a shower cubicle, basin, and WC, and continues into a generous family room/utility with a window and two sets of doors opening out to the rear garden.

Upstairs, the landing is lit by a side window and includes access to the loft. There are two principal bedrooms, both with fitted wardrobes, a well-proportioned third bedroom, and a family bathroom comprising a bath, basin, and WC.

Outside, the property enjoys a well-maintained front garden with mature planting and off-street parking. The rear garden features a patio area ideal for outdoor entertaining, a lawn with a pathway, and a garden shed at the far end.

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.





ACCOMODATION

Hallway

Lounge

13'6 x 12'1 (4.11m x 3.68m)

Kitchen/Diner

13'1 x 19 at widest point (3.99m x 5.79m at widest point)

Office

19'54 x 6'2 (595.58m x 1.88m)

Lobby

Shower Room

Family/Utility Room

16'1 x 8'2 (4.90m x 2.49m)

FIRST FLOOR

Landing

Bedroom 1

13'1 x 12'3 (3.99m x 3.73m)

Bedroom 2

14'2 x 11 (4.32m x 3.35m)

Bedroom 3

8'10 x 7'10 (2.69m x 2.39m)

Bathroom

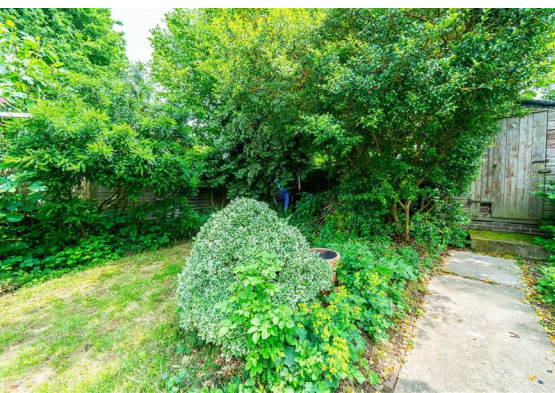
EXTERIOR

Front Garden

Off Street Car Parking

Rear Garden

70 (21.34m)



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.

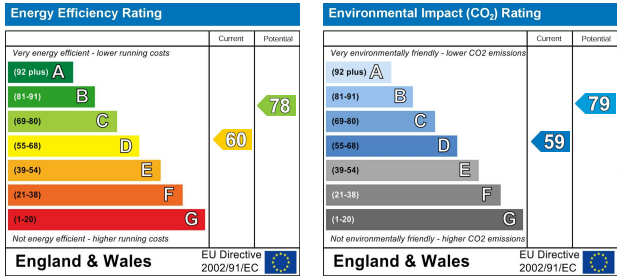
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Area Map



Energy Efficiency Graph



Paul Barker
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