



Ragged Hall Lane

St Albans | Hertfordshire | AL2 3LD

STEP INSIDE

Ragged Hall Lane

Designed with family living in mind, the property boasts a variety of spacious living areas including a separate family room, a formal dining room, a comfortable sitting room, and a dedicated study ideal for working from home. The highlight of the ground floor is undoubtedly the high-end, fully fitted kitchen/breakfast room, which serves as the heart of the home with its top-of-the-line appliances and stylish finishes. Adjacent to the kitchen is a convenient utility room and a cloakroom for added practicality.

Ascending to the first floor, you will find four generously sized bedrooms and three luxurious bathrooms. The master suite is a true retreat, featuring a walk-in wardrobe and an en-suite bathroom. Each room is designed to offer ample space and natural light, creating a comfortable and welcoming atmosphere for family members or guests.

The second floor houses the fifth bedroom, complete with its own en-suite bathroom. This level also offers significant storage space, with easy access to the eaves. It's an ideal private suite for guests or an older child seeking more independence.

Outside, the property continues to impress. The well-maintained rear garden is a serene haven, featuring a summerhouse that benefits from electric lighting and plumbing for a toilet, making it a versatile space for a home office, gym, or relaxation area. The front of the house is equally appealing, with a block-paved carriage driveway providing ample parking.

This stunning property is available with a complete chain, ensuring a smooth transition for the new owners. Combining luxury, space, and convenience, this house on Ragged Hall Lane is the perfect family home.









STEP OUTSIDE

Ragged Hall Lane

Ragged Hall Lane, offers an exceptional living experience characterized by a blend of tranquillity, community spirit, and convenience. Situated in a picturesque part of the county, this sought-after area is known for its leafy surroundings and peaceful ambiance, providing residents with a serene retreat from the hustle and bustle of city life. The area boasts excellent transport links, making it an ideal location for commuters. With easy access to the M25 and M1 motorways, residents can enjoy seamless connectivity to London and other major cities, while the nearby train stations offer regular services to central London, enhancing the convenience for daily commuters.

In addition to its strategic location, Ragged Hall Lane is renowned for its strong sense of community and family-friendly atmosphere. The area is served by a selection of highly regarded schools, making it a popular choice for families seeking quality education for their children. Local amenities are plentiful, including charming pubs, cafes, and shops that contribute to the village-like feel of the neighbourhood. For those who appreciate outdoor activities, the surrounding countryside offers numerous walking and cycling trails, perfect for weekend adventures or leisurely strolls. Overall, living in Ragged Hall Lane, AL2, means enjoying a balanced lifestyle where peace, community, and convenience converge.





Approximate Gross Internal Area
 Ground Floor = 152.5 sq m / 1,641 sq ft
 First Floor = 106.5 sq m / 1,146 sq ft
 Second Floor = 32.2 sq m / 347 sq ft
 Outbuildings = 31.9 sq m / 343 sq ft
 Total = 323.1 sq m / 3,477 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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