



Connells

Langley Crescent
St. Albans



Property Description

Connells St Albans are proud to offer to the market this impressive three-bedroom 1930s semi-detached family home which is situated in this highly sought after location, within walking distance of the city centre, mainline station and highly regarded schools. As you enter the property via the porch, there is a welcoming entrance hallway, bay fronted sitting room with a beautiful feature fireplace and a separate open plan kitchen/ dining room with doors opening to the rear gardens.

The property then further benefits from a 19ft reception room which is currently being utilised as a useful home office with doors leading through to a separate shower room and WC, plus a final reception room/utility room positioned to the rear of the property with double doors opening out to the rear gardens. To the first-floor accommodation does not disappoint, enjoying three generous sized bedrooms and a family bathroom. Offering the exciting potential for further extension to the rear, plus possible options to convert the loft space, all subject to the relevant planning consents being granted, then interest levels are expected to be high and booking an early appointment to view will be essential.



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.

Hallway

12' 8" x 6' 9" (3.86m x 2.06m)

Sitting Room

13' 9" max x 12' 2" max (4.19m max x 3.71m max)

Kitchen

13' 3" x 19' 3" (4.04m x 5.87m)

Study

19' 9" x 5' 10" (6.02m x 1.78m)

Bedroom One

13' 3" x 12' 3" max (4.04m x 3.73m max)

Bedroom Two

13' 9" max x 10' 11" (4.19m max x 3.33m)

Bedroom Three

8' 8" x 7' 10" (2.64m x 2.39m)

Garden Room

16' 2" x 8' 6" (4.93m x 2.59m)









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: D

Tenure: Freehold

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