



1 RADLETT ROAD, FROGMORE, ST. ALBANS, AL2 2JX

GUIDE PRICE £500.000





CARTER HAYWARD  
INDEPENDENT ESTATE AGENTS

1 Radlett Road, Frogmore, St. Albans, AL2 2JX

Nestled in the sought-after area of Frogmore, St. Albans, this charming end-of-terrace house on Radlett Road requiring a cosmetic update presents an excellent opportunity for first-time buyers. Spanning 844 square feet, the property boasts two inviting reception rooms, perfect for both relaxation and entertaining. The well-proportioned sitting room offers a warm and welcoming atmosphere, while the dining room provides an ideal space for family meals and gatherings.

The house features three comfortable bedrooms, ensuring ample space for a growing family or guests. The bathroom is conveniently located, catering to the needs of modern living. One of the standout features of this property is the spacious and private side garden, predominantly laid to lawn, which offers a delightful outdoor space for children to play or for hosting summer barbecues.

Situated in a popular and convenient location, this home benefits from excellent road links, making it easy to access St. Albans town centre and its array of shops, restaurants, and amenities. The absence of an upper chain adds to the appeal, allowing for a smoother transition into your new home. Furthermore, there is potential for further expansion, subject to planning permission, providing an exciting opportunity to tailor the property to your personal taste.

In summary, this delightful terraced house is a perfect blend of comfort, convenience, and potential, making it an ideal choice for those looking to establish themselves in a vibrant community.



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- No Upper Chain
- End of Terraced
- Three Bedrooms
  - Sitting Room
  - Dining Room
- Spacious Side Garden
- Potential for Further Expansion (STPP)
  - Good Road Links
  - Council Tax Band C







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# Radlett Road AL2

Approximate Gross Internal Floor Area = 78.4 sq m / 844 sq ft

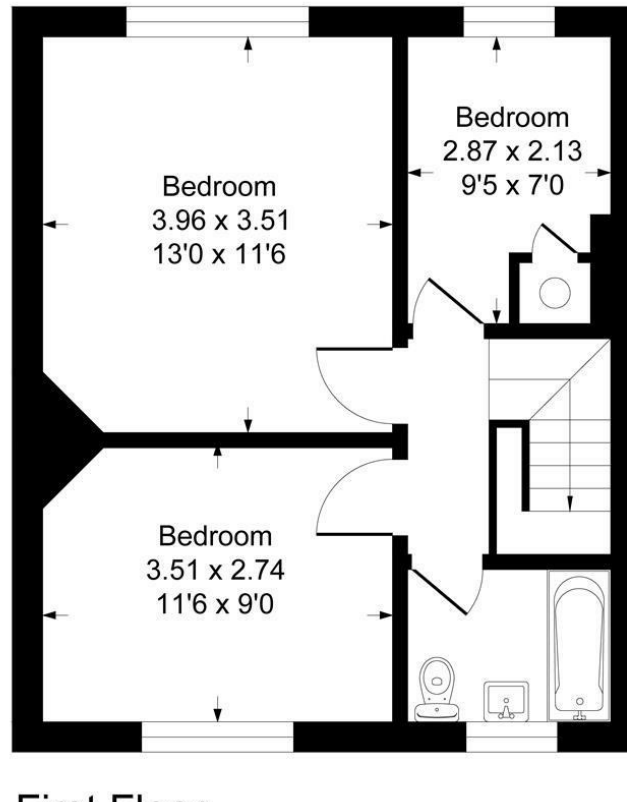
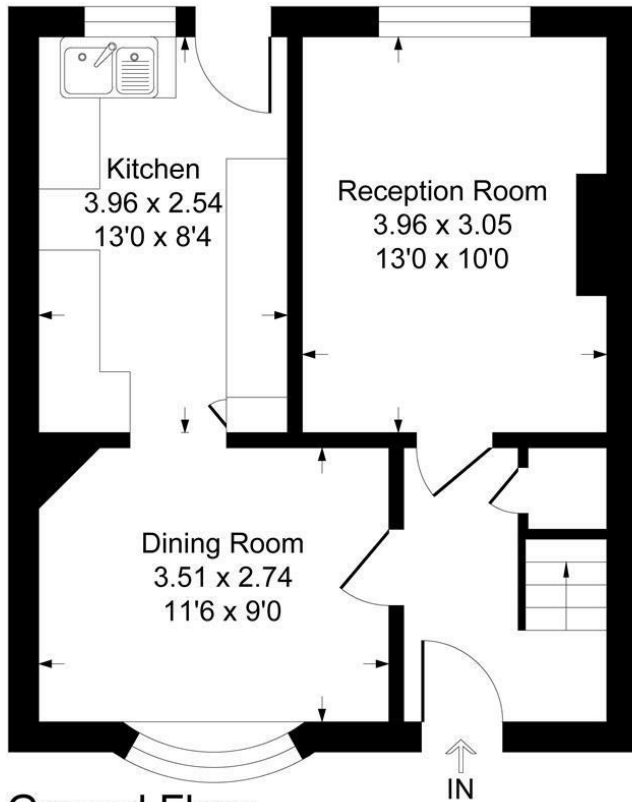



Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced By Esjay Property Marketing

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>83</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>68</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

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