



2 Langford Close, St. Albans, AL4 0FL

Guide price £785,000 Freehold



2 Langford Close

St. Albans, AL4 0FL

A modern three double bedroom detached family home, quietly positioned within a cul-de-sac on the sought-after east side of St Albans, approximately 520 metres from the highly regarded Beaumont School. The property offers bright and well-planned accommodation, together with a garage, off-street parking, potential to extend and convert the loft subject to planning permission, and the added benefit of no onward chain.

A covered entrance porch with part-glazed front door opens into a welcoming entrance hall with stairs to the first floor and access to the principal rooms, including a ground floor cloakroom/WC. The generous lounge features sliding patio doors opening onto the rear garden and double doors through to a dining room with rear aspect window.

The fitted kitchen comprises a range of wall and base units with worktops, sink unit, a mix of freestanding and integrated appliances, a front aspect window, side access door, and a modern wall-mounted gas boiler.

To the first floor, the landing provides loft access and doors to all rooms. The principal bedroom overlooks the rear garden and includes fitted wardrobes and an en-suite shower room with WC and wash basin. There are two further double bedrooms, one with built-in storage, and a family bathroom with bath, wash hand basin, and WC.

Externally, the property has an attractive frontage with lawn and pathway to the entrance. A side gate leads to the private rear garden, mainly laid to lawn with a timber shed. The garage offers an up-and-over door, eaves storage, and off-street parking to the front.

The property is conveniently located close to both Beaumont School and Oakwood Primary School, along with a local shopping parade on Central Drive and the excellent range of shops and amenities available at The Quadrant.





ACCOMMODATION

Entrance Hall

Kitchen

10'11x 10'2 (3.33m x 3.10m)

Lounge

18'5 x 10'2 (5.61m x 3.10m)

Dining Room

11'8 x 7'7 (3.56m x 2.31m)

W.C.

FIRST FLOOR

Landing

Bedroom

14'9 x 10'2 (4.50m x 3.10m)

En-Suite

Bedroom

10'7 x 10'2 (3.23m x 3.10m)

Bedroom

12'4 x 7'9 (3.76m x 2.36m)

Bathroom

OUTSIDE

Frontage

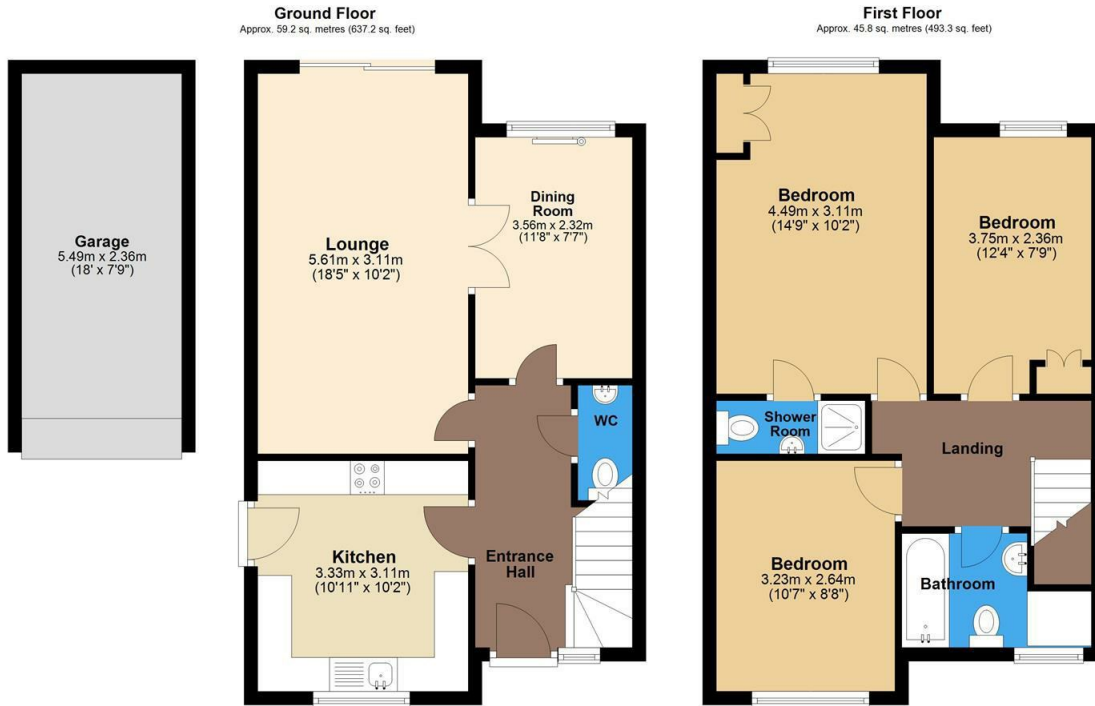
Rear Garden

Garage

18'0 x 7'9 (5.49m x 2.36m)



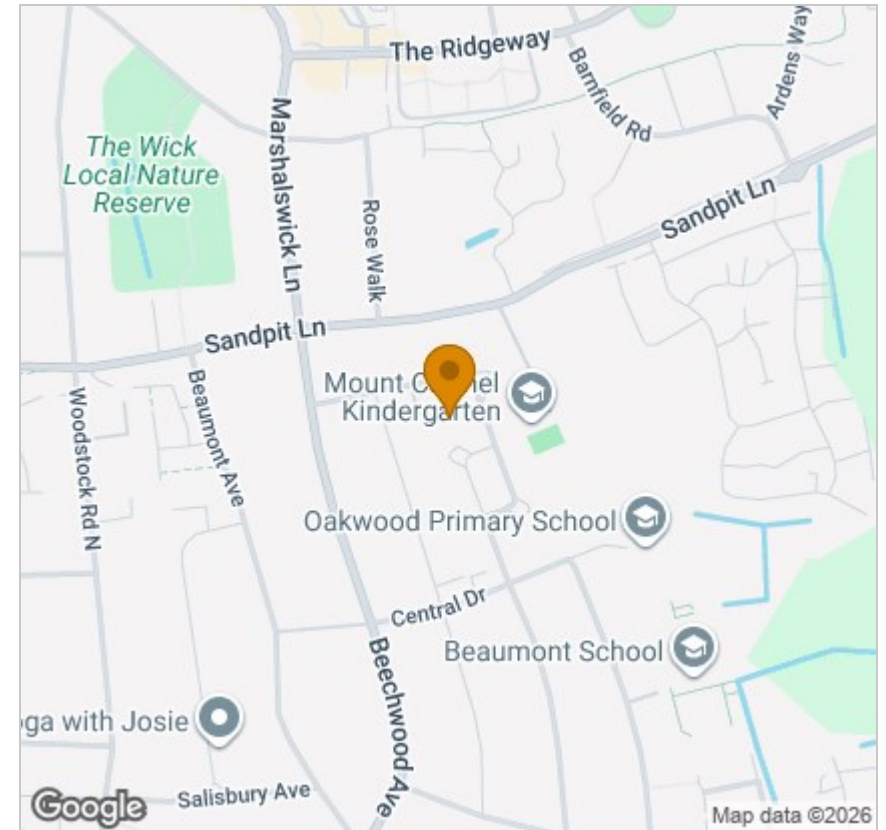
Floor Plan



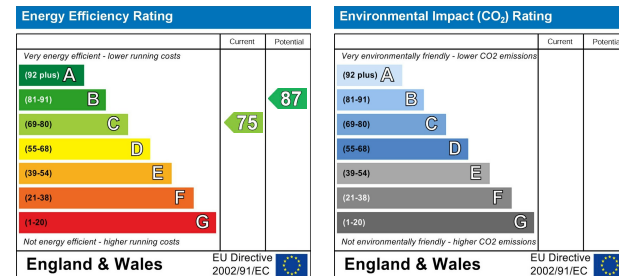
Total area: approx. 105.0 sq. metres (1130.5 sq. feet)

The Floor Plan is not to Scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared with due diligence and whilst we have confidence in the information produced it should not be relied upon. Maximum lengths and widths are represented on the plan. If there are any aspects of particular importance, you should carry out or commission your own inspection of the property. Copyright © SKMSTUDIO
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Area Map



Energy Efficiency Graph



Viewing

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