



25 Page Place, Frogmore, St. Albans, AL2 2FB

Guide price £520,000 Freehold



## 25 Page Place, Frogmore

St. Albans, AL2 2FB

A modern extended home in the heart of Frogmore Village situated between the highly sought-after towns of St. Albans and Radlett. This stylish terraced home benefits from a thoughtfully designed ground floor rear extension and two off street parking spaces.

Upon entering through the part-glazed front door, you're welcomed into a spacious hallway with access to a convenient cloakroom/WC. The bright and expansive lounge/dining room is a standout feature, enhanced by a full-width rear extension with a part-vaulted ceiling, three roof windows, and both a window and double doors opening to the rear garden. This inviting space also includes a handy storage cupboard.

At the front of the home, the modern kitchen is fitted with an attractive range of two-tone wall and base units, stylish worktops, and a mix of integrated and freestanding appliances. A breakfast bar offers informal dining, while a front-facing window provides a pleasant view over the green.

Upstairs, the first floor landing leads to the principal bedroom complete with a sleek en-suite shower room. Two further well-proportioned bedrooms are served by a contemporary family bathroom featuring a bath with shower over, basin, and WC.

Outside, the property enjoys a neat frontage and a delightful, low-maintenance rear garden with a patio area, artificial lawn for year-round use, a wooden storage shed, and rear pedestrian access.

Page Place is set in popular development in Frogmore, in a great location between Radlett and St Albans, just an eight minute walk to the popular Park Street C of E school. There are fantastic transport links to the M1, Park Street and How Wood railway stations near by, with their links to London Euston, Milton Keynes, and to the north. Radlett and St Albans Thameslink stations are also both within an easy commute.





## ACCOMMODATION

Entrance Hall

WC

Lounge/Dining Room

26'7 x 16'1 (8.10m x 4.90m)

Kitchen

12' x 9'1 (3.66m x 2.77m)

## FIRST FLOOR

Bedroom 1

9'9 x 13' (2.97m x 3.96m)

Ensuite

Bedroom 2

12'2 x 9'2 (3.71m x 2.79m)

Bedroom 3

8'8 x 6'8 (2.64m x 2.03m)

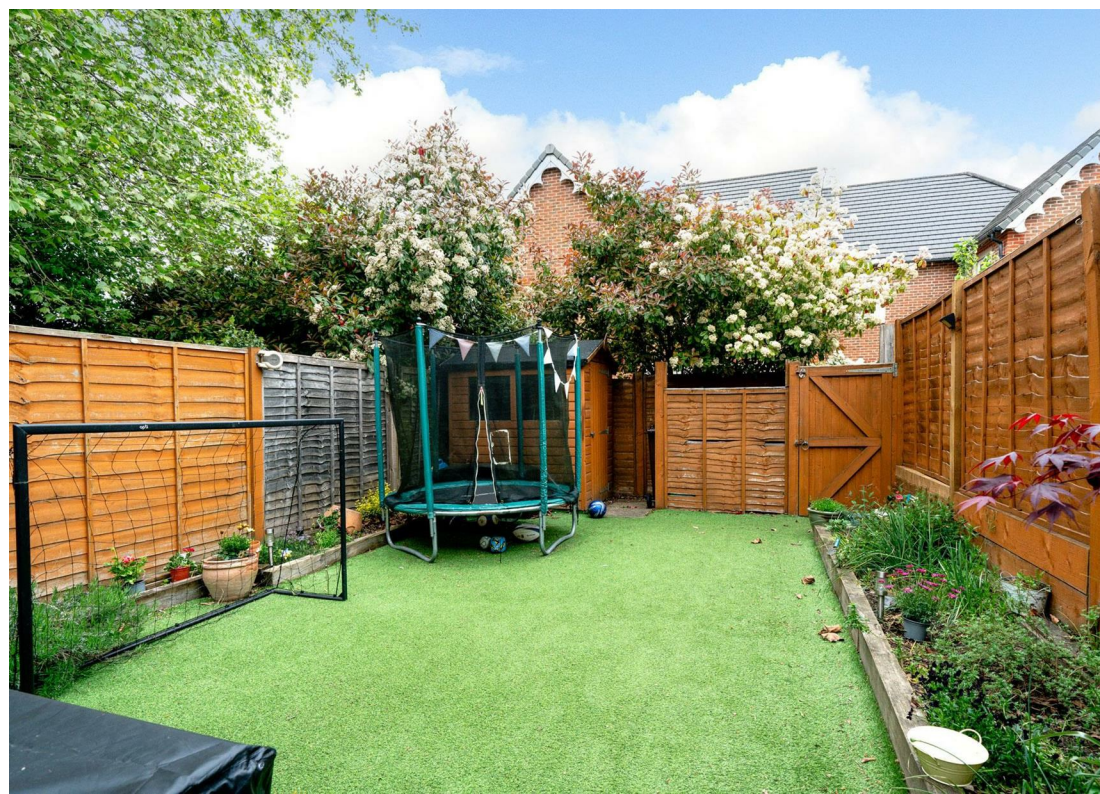
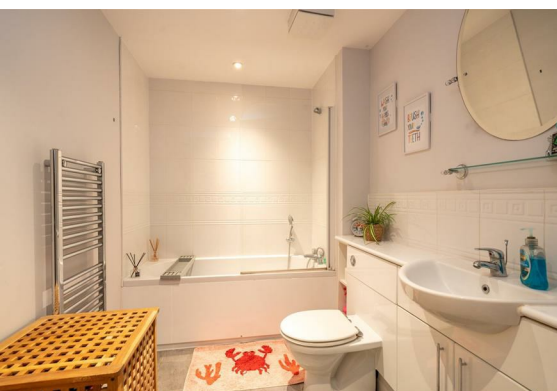
Bathroom

## OUTSIDE

Frontage

Rear Garden

Two Allocated Parking Spaces



## Floor Plan



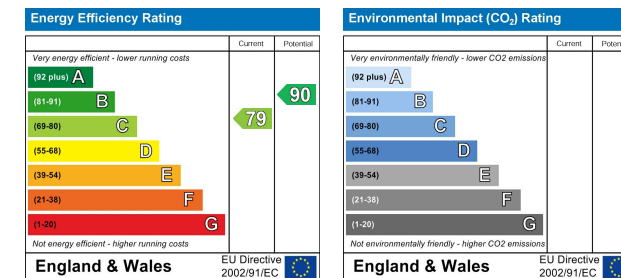
Total area: approx. 101.2 sq. metres (1089.0 sq. feet)

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

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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