



HEARTWOOD  
HOMES

# Lancaster Road, St. Albans, AL1 4ES

£950,000

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Set along one of the area's most desirable residential roads, this attractive, extended bay-fronted semi-detached home offers a brilliant balance of space, comfort and future potential, all with the added benefit of being chain free.

Lancaster Road is a great spot for family life, with highly regarded schools close by, easy access to the mainline station for commuting, and the city centre within reach for cafés, restaurants and weekend activities.

The approach is welcoming, with a smart block paved driveway providing generous off-street parking. Stepping inside, the home immediately feels bright and spacious. A storm porch opens into a wide entrance hallway, where a stained glass front door adds character, and there's useful storage for everyday essentials.

The front living room is a calm and comfortable space, centred around a bay window that fills the room with natural light. It flows seamlessly into the dining area, creating a sociable layout that works just as well for relaxed evenings as it does for hosting friends and family. From here, doors open out to the garden, making it easy to enjoy indoor-outdoor living.

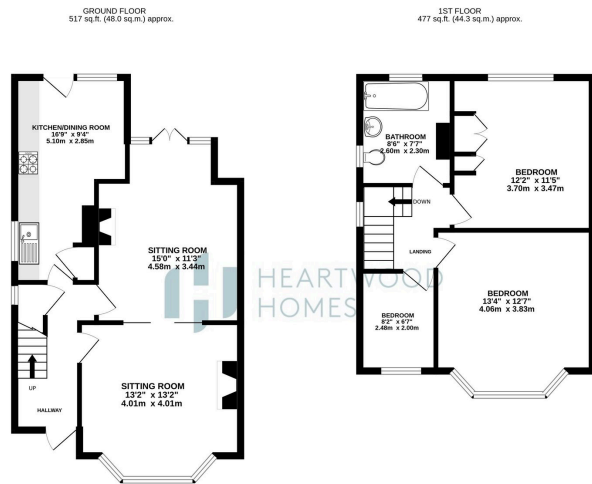
The kitchen sits to the rear and connects beautifully with the garden, offering a practical and inviting space for day-to-day family life.

Upstairs, there are three well-proportioned bedrooms along with a spacious family bathroom, giving flexibility for growing families, working from home or guest space.

The garden is a real highlight. It offers a generous lawn framed by mature planting, along with patio and decking areas that are perfect for summer dining, children playing, or simply unwinding at the end of the day.

With further scope to extend (subject to the usual permissions), this is a home that can grow with you over time. A great opportunity in a





TOTAL FLOOR AREA: 993 sq.ft. (92.3 sq.m.) approx.

These plans are intended to be used as a guide only. They are not intended to be used as a contract. The actual construction of the property may vary from the plans. The developer is not responsible for any errors or omissions. The area for the proposed parking may not be used for any other purpose. The developer is not responsible for any errors or omissions. The area for the proposed parking may not be used for any other purpose. The developer is not responsible for any errors or omissions. The area for the proposed parking may not be used for any other purpose.



- Sought-after residential road ideal for family living
- Close to well-regarded primary and secondary schools
- Bright living room opening into a spacious dining area
- Three well-proportioned bedrooms
- Driveway providing ample off-street parking and further potential (STPP)
- Extended bay-fronted semi-detached home
- Easy access to mainline station and city centre amenities
- Kitchen positioned to the rear with garden access
- Large rear garden with lawn, patio and decking areas
- EPC Grade Awaited

