



Ladysmith Road, St Albans



DAVID CHADWICK
ST ALBANS

20a Ladysmith Road, St Albans AL3 5QA

Storm porch | Entrance-hall | Cloak room | Sitting/dining room | Kitchen/breakfast room | Three bedrooms | Family bathroom | En-suite shower room | Garden | Garage | Driveway parking | Tenure Freehold | EPC rating C | Council tax band E £2512.29

The Property

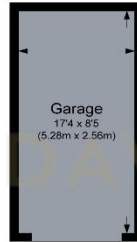
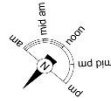
An excellent modern semi-detached house with three bedrooms, two bath/shower rooms, a beautiful enclosed garden, a garage, and off-street parking, located in a sought-after conservation area location within easy reach of the city centre, station, well-regarded schools and extensive local amenities.

On the ground floor there is a spacious entrance hall with stairs leading to the first floor, a useful under-stairs storage cupboard and a stylishly appointed cloak room. The entrance hall leads to both a contemporary fitted kitchen/breakfast room, with integrated appliances, and a separate sitting/dining room, which opens, via French doors, to the established, enclosed garden.

On the first floor there are three comfortable bedrooms, two doubles and a well-proportioned single, currently used as a home office, a modern family bathroom, as well as an ensuite shower room to the main bedroom. The landing has a laundry cupboard with plumbing for the washing machine and there is also access to a sizeable loft, which, subject to the usual consents, offers scope to convert into additional bedroom and bathroom or living accommodation.







7'9 x 6'11
(2.36m x 2.10m)

7'2 x 5'7
(2.18m x 1.70m)

Ground Floor

First Floor

LADYSMITH ROAD, AL3

APPROX. GROSS INTERNAL FLOOR AREA 1092.10 SQ FT / 101.46 SQ M. INC. GARAGE
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Disclaimer: These sales particulars have been prepared as a guide only. They are not a statement nor representation of fact. They do not form part of a contract. Room sizes are approximate and floor plans are not to scale and should therefore not be relied on for the purposes of planning, architectural alterations, building works or for the ordering of materials, fixtures, fittings, floor/wall coverings and/ or furnishings, whether freestanding or fitted. We have not carried out a survey nor tested the services or appliances. Prospective purchasers should satisfy themselves by inspection or otherwise.

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