



Ladies Grove, St. Albans



DAVID CHADWICK
ST ALBANS

38 Ladies Grove, St Albans. AL3 5TN

Porch | Entrance hall | Sitting room | Open-plan kitchen/dining room | 2 Double bedrooms | Family bathroom | Outbuilding | Driveway parking | Garden | Scope to extend STPP | Council Tax Band D - £2,155.11 | EPC rating C | Tenure – Freehold

The Property

A beautifully presented, light and spacious mid-century terraced house situated in a popular and convenient location within easy reach of the city centre, both stations, well-regarded schools and extensive local amenities. Internally the house has been extended and updated in a stylish contemporary manner, with an outer porch/boot room leading to an entrance hall giving access to the stairs, a large dual aspect sitting room with doors to the garden at the rear, and an extended kitchen/dining room, also with access to the garden. Upstairs a landing provides access to two very comfortable double bedrooms and a recently refitted bathroom. The immediate location enjoys plenty of open green space and lovely leafy views and the house sits well back from the road with a generous frontage providing parking for several vehicles to the block paved driveway. To the rear of the house is a generous garden benefiting from a westerly aspect and again lovely leafy views. Laid mainly to lawn there are well stocked planted beds and boundaries, a sun terrace and a brick-built outbuilding. To the front and rear of the house there is scope to enlarge the property, while the loft space also offers scope to convert, subject to the usual consents.







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APPROX. GROSS INTERNAL FLOOR AREA 902.76 SQ FT / 83.87 SQ M. INC. OUTBUILDING

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