

# Hamptons

INTERNATIONAL



**Lancaster Road, St. Albans, AL1**

5  2  4 

GUIDE PRICE

**£1,900,000**

**(£1,900,000)**

## Property details

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### Key features

- **5 bedrooms**
- **2 bathrooms**
- **2 receptions and study**
- **Kitchen/breakfast/dining room**
- **2804 sq ft**
- **Sought after location**
- **0.16 acres.**

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## Description

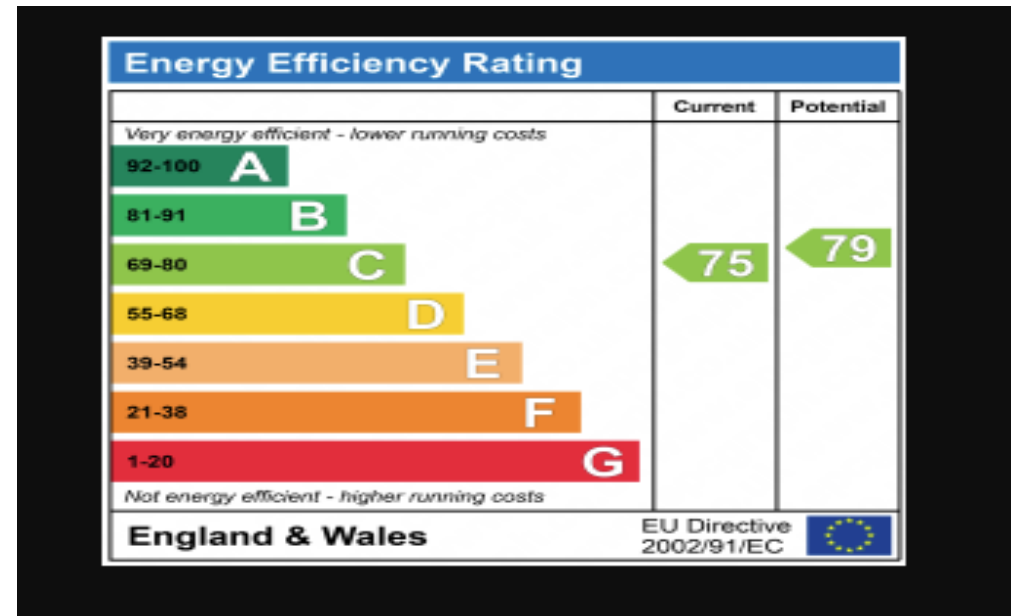
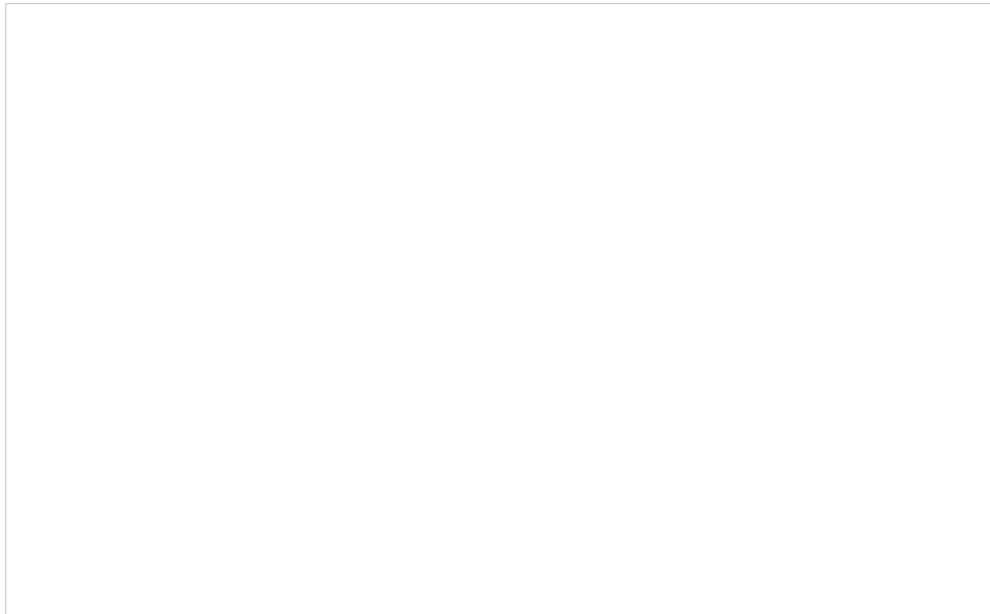
This beautifully proportioned family home offers an impressive balance of versatile living accommodation and well-planned bedroom space, making it ideal for modern family life, entertaining, and working from home. Arranged over two floors, the property combines bright, spacious rooms with a thoughtful layout that adapts effortlessly to changing needs. The welcoming entrance hall sets the tone for the rest of the home, leading to a variety of flexible reception spaces. At the heart of the property is the expansive kitchen/breakfast/dining room, a superb space for family life and entertaining, offering ample room for both cooking and relaxed dining, with bi-fold doors leading to the garden. The generous sitting room provides a wonderful main reception space, flooded with natural light and perfectly suited for both formal entertaining and cosy evenings in. Additional ground floor rooms include a separate snug, ideal as a family room or children's playroom, and a dedicated study, perfect for home working. A laundry room and guest WC complete the ground floor accommodation. The first floor provides excellent bedroom accommodation, ideal for growing families. The main bedroom benefits from a dressing room and en-suite bathroom, with four further well-proportioned bedrooms, offering flexibility for family members, guests, or additional office space. A family bathroom and additional en-suite facilities ensure practicality and comfort for busy households. Outside a driveway provides off-street parking and leads to the integral garage. To the rear, a dining terrace extends from the property with steps down to garden, comprising a lawn with mature trees and shrubs to the borders providing privacy and seclusion. Total plot 0.16 acres. Situation Lancaster Road is a highly sought after address situated within easy access of a range of local amenities, as well as proximity to the city centre. St Albans is a highly sought-after historic city in Hertfordshire. Just 20 miles north of London, it boasts excellent transport links, including fast trains to St Pancras in under 20 minutes and easy access to the M25 and M1 motorways, making it ideal for commuters. The city is renowned for its picturesque streets, vibrant city centre, and stunning green spaces. St Albans Cathedral, Verulamium Park, and the historic Roman ruins add to its unique character. Families are particularly drawn to St Albans for its outstanding schools, both state and private and the city also offers a wide range of leisure facilities, from fitness centres to golf courses. Property Ref Number: HAM-62889 Additional Information LOCAL AUTHORITY St Albans District Council SERVICES All mains services connected







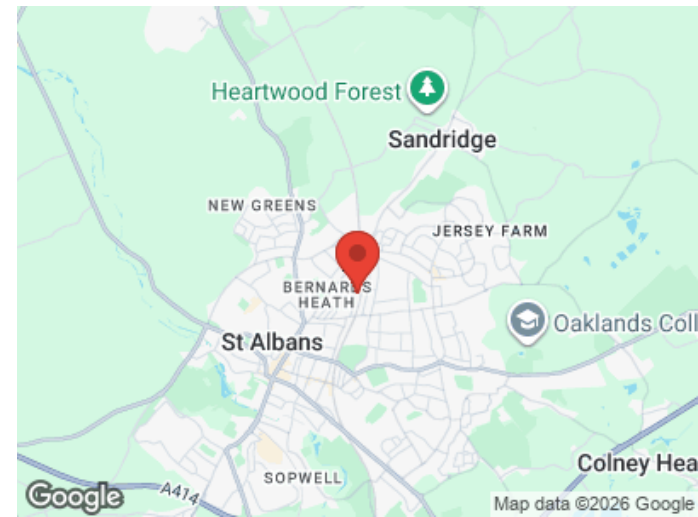
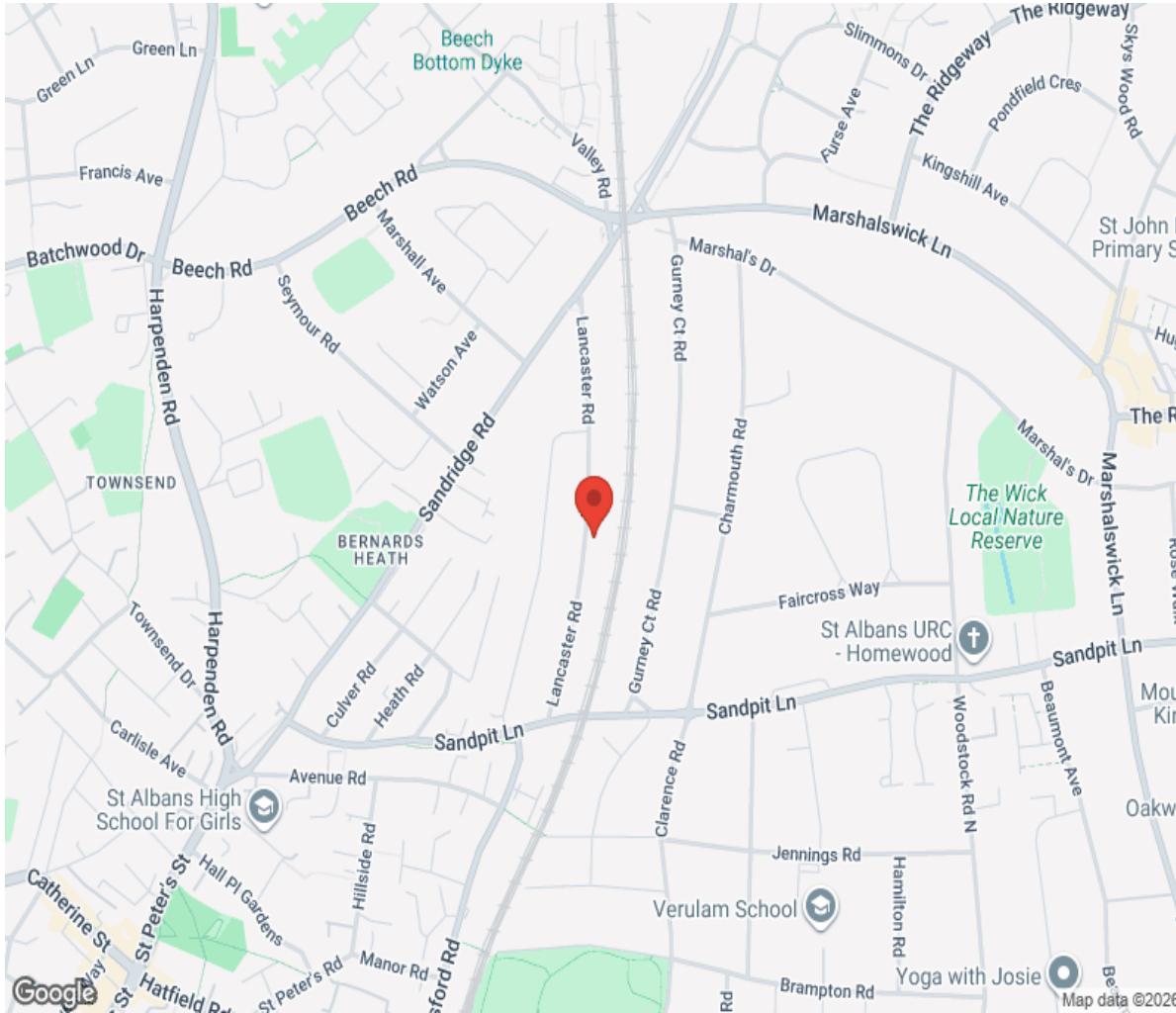




# Floor plan



# Location



**Hamptons**

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