



3 Bedrooms



1 Bathroom



1 Reception



South-West



On-Street Parking

Freehold

Council Tax Band:
D £2,257.13 (2025/2026)

Local Authority:
St Albans City & District Council



Ladysmith Road, St. Albans, AL3 5PZ
Guide price of £725,000

Charming three-bedroom home, lovely SW-facing garden. In Conservation Area with easy access to city centre, station, and schools.

Description

This lovely semi-detached property features a decorative brick façade and is slightly set back from the pavement, with steps leading to the front door that opens into a small porch. The bright and welcoming living room at the front of the house leads to the impressive kitchen/dining room at the rear, extended by the current owners. This beautiful space is designed to capture natural light through rooflights and a glazed door to the garden, offering excellent storage and an island with a breakfast bar for informal dining. The first floor has a wider footprint, housing three bedrooms, all finished to a good standard, alongside a smart, fully tiled family bathroom. The south-west facing rear garden is a key feature, landscaped with a paved seating area near the house, stepping up to the lawn with well-stocked planted beds and a timber shed. A covered passage on the side provides direct access to the front.

Location

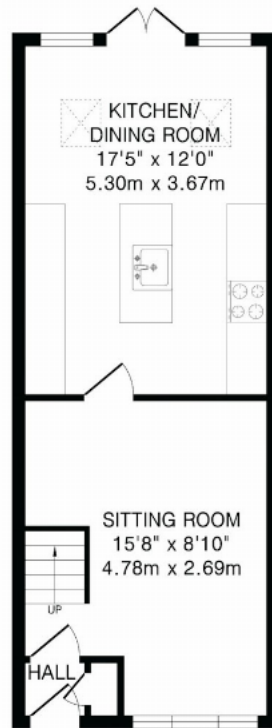
Ladysmith Road, in the Garden Fields Conservation Area, is on St Albans' north-west fringes. It's near the city centre's amenities and reputable nurseries and schools, and within walking distance of St Albans City station.

Buyers Information: - In compliance with the UK's Anti Money Laundering (AML) regulations, we are required to confirm the identity of all prospective buyers at the point of an offer being accepted and use a third party, Identity Verification System to do so. There is a nominal charge of £48 (per person) including VAT for this service. For more information, please refer to the terms and conditions section of our website.

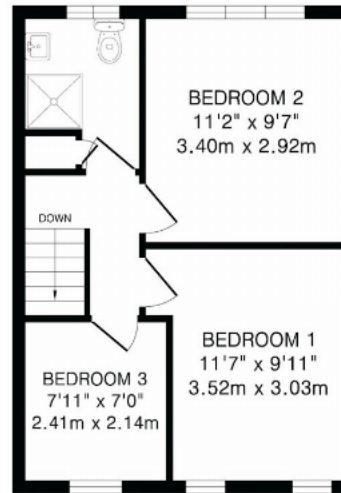








Ground Floor
402 sq.ft.(37.3 sq.m)approx.



First Floor
367 sq.ft.(34.1 sq.m)approx.

TOTAL FLOOR AREA: 769 sq.ft.(71.4 sq.m)approx.
This floorplan is for illustration purposes only. The measurements and position of each element are approximate and must be viewed as such.

Important Information These particulars do not constitute an offer or contract in whole or part. The statements contained herein are made without responsibility on the part of Ashtons or the vendors and they cannot be relied upon as representatives of fact. In respect of floor plans, these are for illustrative purposes only. The measurement and position of each element is approximate and must be viewed as such. Intending purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. The vendors do not make or give, and neither Ashtons nor any person in their employment has any authority to make or give, any representation or warranty whatsoever in relation to this property. We offer a wide range of services through third party providers including solicitors, surveyors, removal firms, mortgage providers and EPC suppliers. We receive additional payments for administering suppliers quoting software and making referrals. You are not under any obligations to use these services and it is your discretion whether you choose to deal with these parties or your own preferred supplier. You should be aware the average payment we received in 2024 equated to £29.76 per referral.