

-  3 Bedrooms
-  2 Bathrooms
-  2 Receptions
-  South-East
-  Off-Street Parking
-  EPC Band D

Freehold

Council Tax Band:
E £2,971.63 (2026/2027)

Local Authority:
St Albans City & District Council



Spacious semi-detached home with 3 bedrooms, south-east facing garden, and planning approval to extend.

Description

Set back from the road, this spacious three-bedroom semi-detached house offers well-proportioned accommodation with a practical layout and a lovely south-east facing rear garden. With off-street parking to the front and planning permission granted for a first-floor extension, the property offers exciting potential for enhancement. The front door opens into a bright entrance hall leading to a spacious living room overlooking the rear garden. The well-planned kitchen offers ample storage and space for dining, creating a sociable heart of the home. A further reception room provides versatility as a snug, office or playroom. The ground floor also includes a utility room and shower room. Upstairs, there are three bedrooms, two generous doubles. Planning permission for a first-floor extension offers potential for a substantial fourth bedroom with en-suite. The south-east facing garden features a large lawn and a pathway to a Garden Room at the rear, ideal for home working or leisure, with air conditioning and electrics.

Location

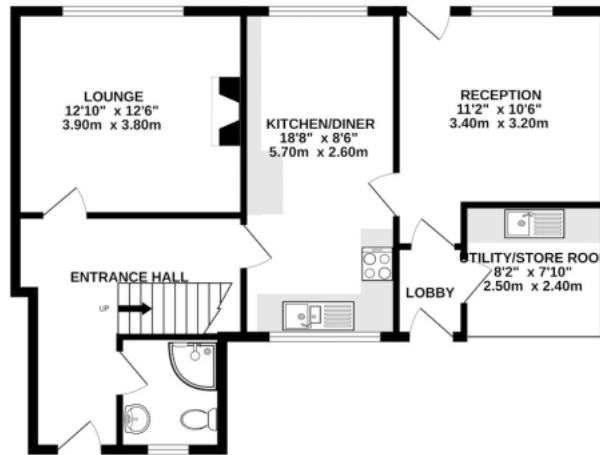
Langley Grove, in Sandridge village north of St Albans, offers easy city centre access. Nearby are top schools, like Sandringham Secondary School, and beautiful walks in Heartwood Forest.



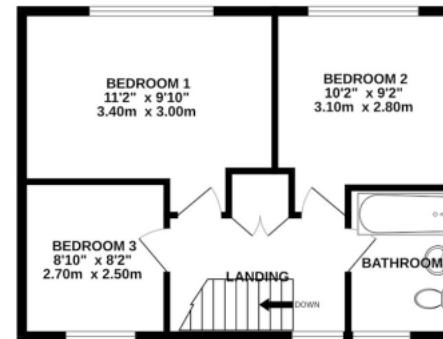
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GROUND FLOOR
708 sq.ft. (65.8 sq.m.) approx.



1ST FLOOR
424 sq.ft. (39.4 sq.m.) approx.

TOTAL FLOOR AREA : 1133sq.ft. (105.3 sq.m.) approx.

This floor plan is for illustrative purposes only. The measurement and position of each element is approximate and must be viewed as such

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