

-  4 Bedrooms
-  2 Bathrooms
-  2 Receptions
-  South-West
-  Off-Street Parking

Freehold

Council Tax Band:
D £2,368.36 (2026/2027)

Local Authority:
St Albans City & District Council



Superb four-bedroom semi-detached family home in popular St Albans location.

Description

Situated on the highly desirable Roland Street, this well-presented four-bedroom family home boasts spacious accommodation over three floors, complemented by a stunning south-west facing rear garden and off-street parking. There is potential for a rear extension, subject to planning permission, like other residents in the street. The ground floor has a welcoming entrance hall leading to a bright bay-fronted living room. At the rear, the kitchen/dining room opens to the garden, creating a flow for modern living. The first floor has three well-proportioned bedrooms, including two generous doubles and a single bedroom, all served by a contemporary family bathroom. The second floor features a superb principal bedroom with an en-suite shower room and eaves storage. Externally, the south-west facing rear garden is beautifully landscaped, ideal for outdoor entertaining, with a large shed/workshop with power and scope to convert into a home/office. The front provides convenient off-street parking. Presented in good condition, this home is ideally positioned near St Albans' city centre, schools, transport links, and amenities.

Location

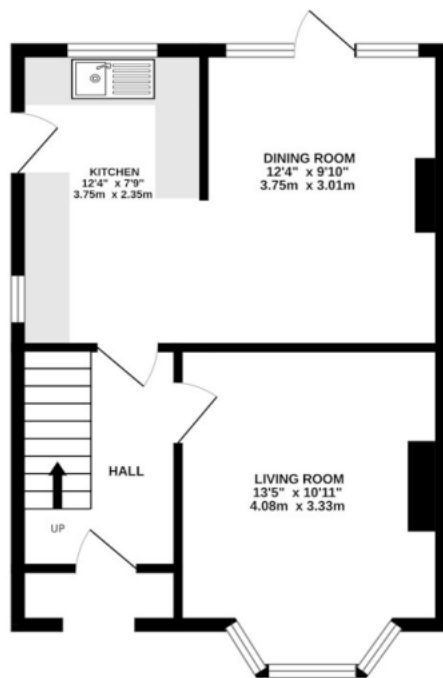
Roland Street is a sought-after road, close to St Albans city centre and the mainline railway to London. The area offers superb shops, cafés, restaurants, excellent schools, and lovely parks, making it ideal for families and commuters.

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.

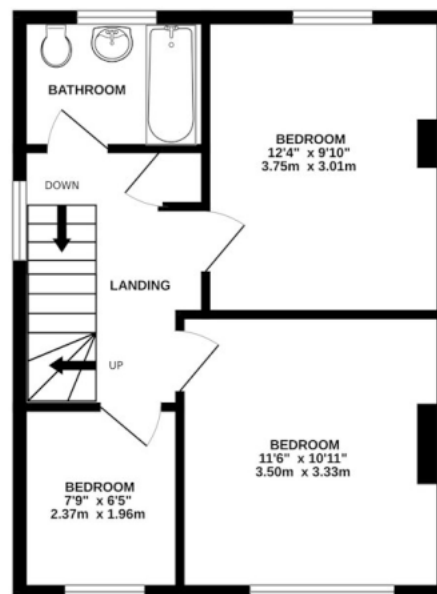




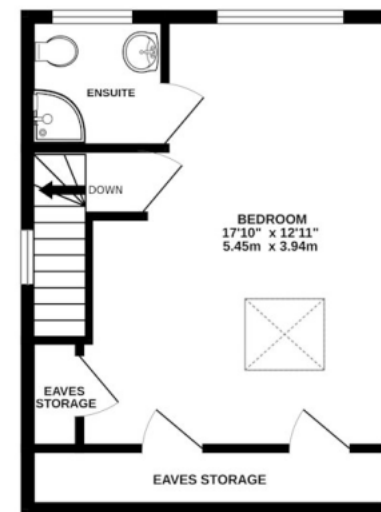




GROUND FLOOR
422 sq.ft. (39.2 sq.m.) approx.



1ST FLOOR
414 sq.ft. (38.4 sq.m.) approx.



2ND FLOOR
307 sq.ft. (28.5 sq.m.) approx.

TOTAL FLOOR AREA : 1142 sq.ft. (106.1 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

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.