
 4 Bedrooms

 3 Bathrooms

 2 Receptions

 Private Garden

 Driveway

 EPC Band C



Freehold

Council Tax Band:
F £3,420.96 (2026/2027)

Local Authority:
St Albans District Council

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Smallford Lane, Smallford, St. Albans, AL4 0SA

Guide price of £735,000

A spacious semi-detached family home with an impressive garden. This four bedroom property has been considerably improved by the current owners and offers further scope for extension, subject to the usual consents.

Description

This immaculately presented four-bedroom property offers spacious accommodation over two floors. Extensions by the current owners have greatly increased its size and layout flexibility. Set back from the road, the block paved driveway provides off-street parking for two cars. Enter via a porch to the bright living room at the front, featuring a bay window. Towards the rear, a family room opens to the garden through glazed doors. An extended dual aspect kitchen boasts contemporary fittings and ample dining space. The integrated garage has been partially converted to a utility room, with remaining space for storage, plus a ground floor WC and shower. The first floor features four bedrooms, three are good-sized doubles. The largest is impressive with front and rear windows and an en-suite shower room. A family bathroom with a white suite completes this level. The rear garden, about 130ft long, is east-facing, well-maintained with mature hedges, a large lawn, planted beds, and a vegetable patch.

Location

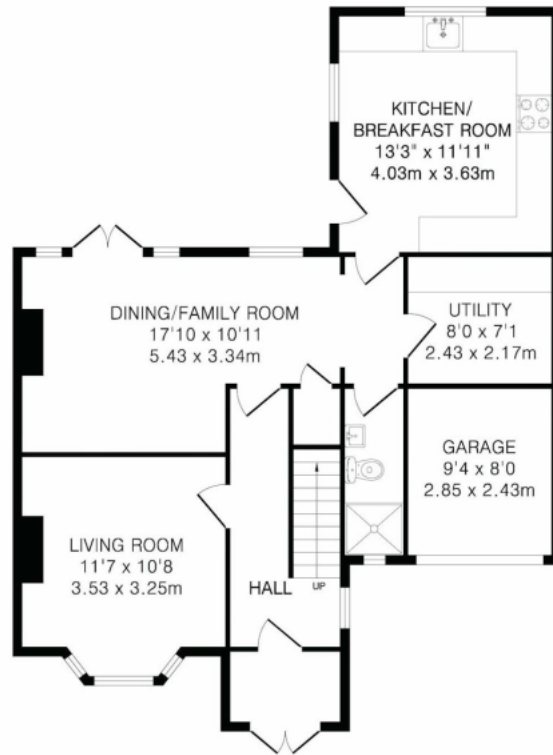
Smallford Lane is in the village of Sleepshyde and is located to the east of St Albans and is within a few miles of the city's excellent range of shops and restaurants as well as the mainline station which provides fast rail links to central London.



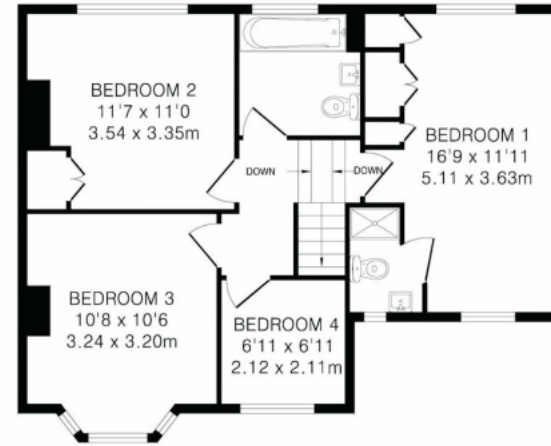
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Ground Floor
783 sq.ft.(72.7 sq.m)approx.



First Floor
596 sq.ft.(55.4 sq.m)approx.

TOTAL FLOOR AREA: 1379 sq.ft.(128.1 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.

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