



Collinson
Hall

Ladysmith Road, St. Albans, Hertfordshire, AL3 5PZ





Set in the highly sought-after Garden Fields Conservation Area, this **CHARMING PERIOD HOME** enjoys an enviable position within walking distance of the vibrant city centre, the mainline station, and a selection of excellent schools. Offered with **NO UPPER CHAIN**, this property presents a **SUPERB OPPORTUNITY** to modernise tastefully, combining period character with everyday comfort in one of St Albans' most desirable settings.

Guide Price: £700,000

"This spacious three-bedroom terraced home provides over 910 sq. ft. of accommodation, including an entrance hall, two generously sized reception rooms, a fitted kitchen, and a refitted shower room with separate WC. Upstairs, there are three bedrooms, two of which are generous doubles, along with a convenient cloakroom. The sizeable loft also offers excellent potential for conversion, subject to the usual consents, making this a home that can grow with your needs. To the rear, a beautifully maintained west-facing garden, richly stocked with plants and shrubs, creates a delightful setting for relaxation or outdoor entertaining. Ladysmith Road is a sought after street and well regarded locally with the benefit of Resident Parking Permits adding to the ease of parking.

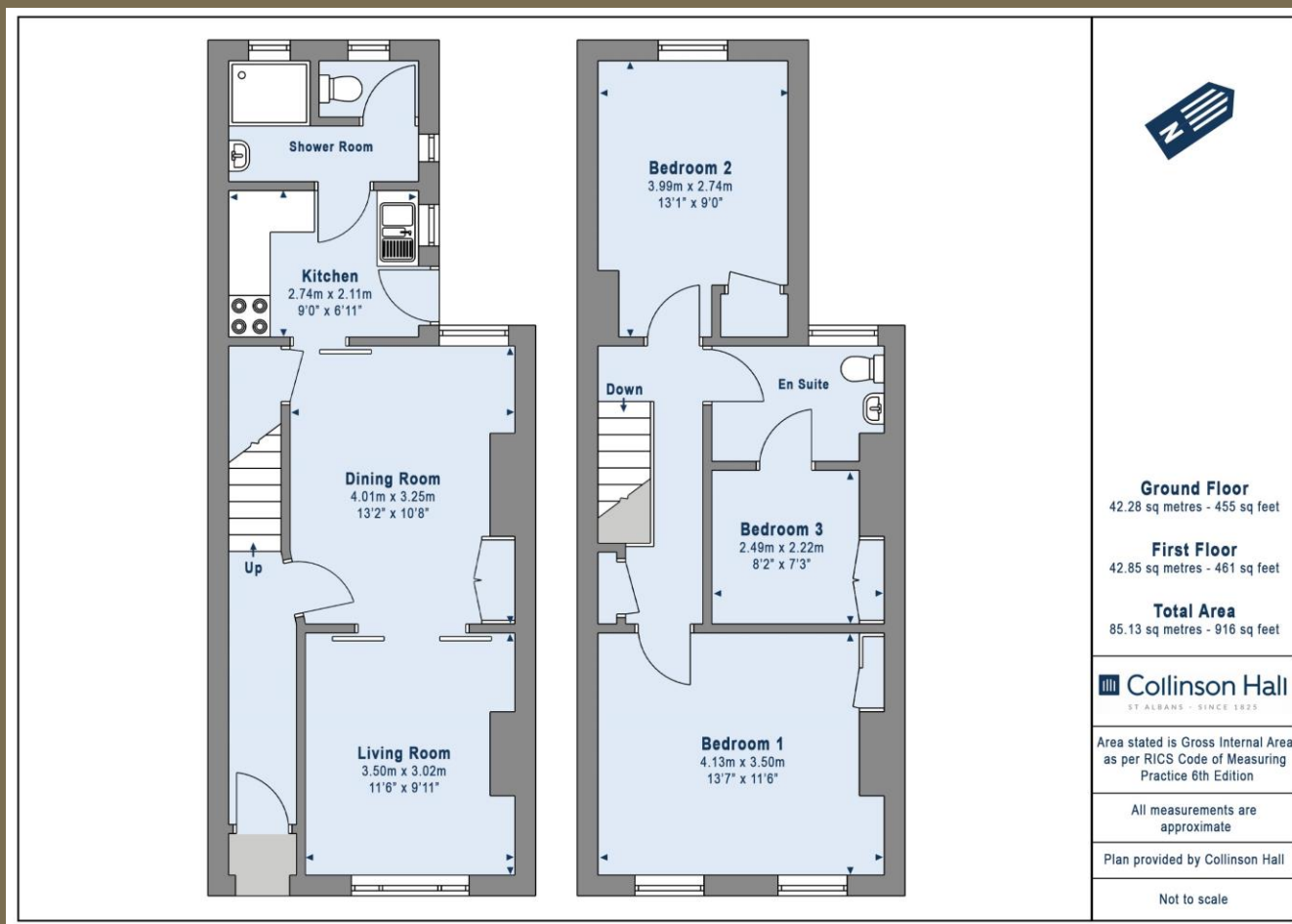
EPC Rating: D 57
Council Tax Band: E











PLEASE NOTE

These particulars do not constitute an offer or contract in whole or in part. Please note that these details have been prepared for prospective purchasers as a general guide. We have endeavoured to be accurate in their preparation, but any intending purchaser should not rely on them as statements or representations of fact. In respect of the floor plans, these are for illustrative purposes only and room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore may include cupboards/shelves, etc. No responsibility is taken for any error. Accordingly they should not be relied upon for carpets and furnishings. The services, systems and appliances at the property have not been tested and no guarantee as to their operability or efficiency can be given.



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