





Situated on one of St Albans PREMIER Roads is this SPACIOUS and well-presented 1920's built FAMILY HOME located on an elevated position overlooking Batchwood Golf course and the surrounding COUNTRYSIDE.

Offers Over: £800,000

The accommodation is arranged over two levels and comprises a welcoming entrance hall, bay fronted living room, dining room, extended kitchen/breakfast room, utility room and cloakroom.

On the first floor there are three bedrooms, family bathroom and a useful loft space.

Externally, the driveway provides off road parking for several cars with access to a fabulous south facing walled garden. In our opinion this already spacious property offers excellent potential for a substantial rear extension and loft conversion creating an enviable family home.

Langley Crescent is well positioned for excellent local schools and walking distance to the vibrant city centre and the mainline railway station.





GROUND FLOOR

Entrance Hall

Living Room 4.12m x 3.63m (13'6" x 11'11").

Dining Room 3.94m x 3.63m (12'11" x 11'11").

Kitchen 4.77m x 2.38m (15'8" x 7'10").

Utility Room

Cloakroom

FIRST FLOOR

Bedroom 1 4.12m x 3.63m (13'6" x 11'11").

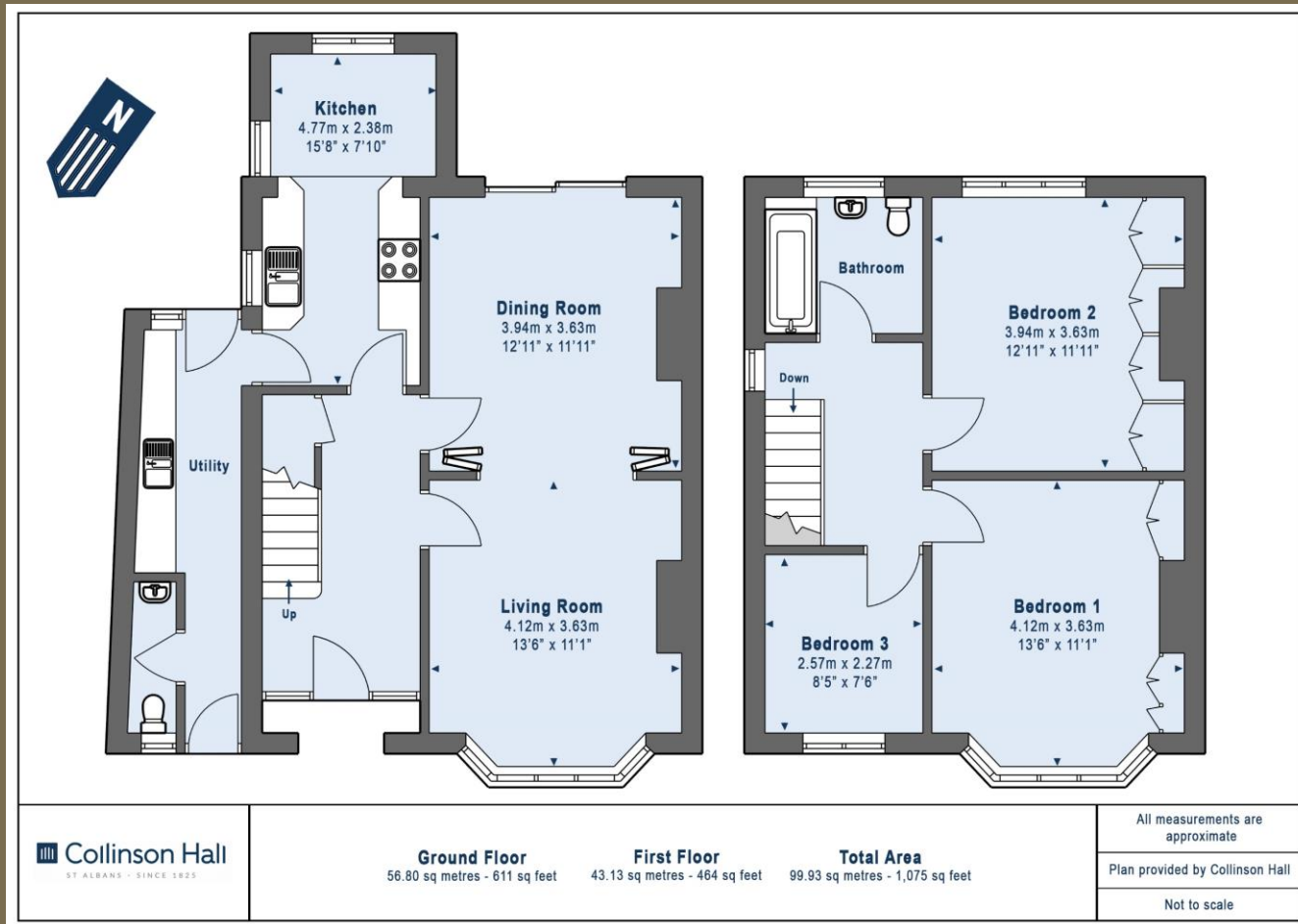
Bedroom 2 3.94m x 3.63m (12'11" x 11'11").

Bedroom 3 2.57m x 2.27m (8'5" x 7'5").

Garden







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.