



CARTER HAYWARD
INDEPENDENT ESTATE AGENTS



130 RADLETT ROAD, FROGMORE, ST. ALBANS, AL2 2LB

GUIDE PRICE £625,000



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Situated on Radlett Road, Frogmore, St. Albans, this charming semi-detached family home offers a perfect blend of modern living and traditional comfort. Spanning an impressive 1,103 square feet, this extended property features two spacious reception rooms, ideal for both relaxation and entertaining. The living room, creates a warm and inviting atmosphere, while the dining room provides ample space for family gatherings.

The well-appointed kitchen boasts integrated appliances and is complemented by a convenient utility room, making daily chores a breeze. For those who work from home, an office space is thoughtfully included, along with a downstairs bathroom for added convenience.

Upstairs, you will find three comfortable bedrooms, two of which come with built-in storage, ensuring that space is never an issue.

The family bathroom is well-designed, catering to the needs of the household.

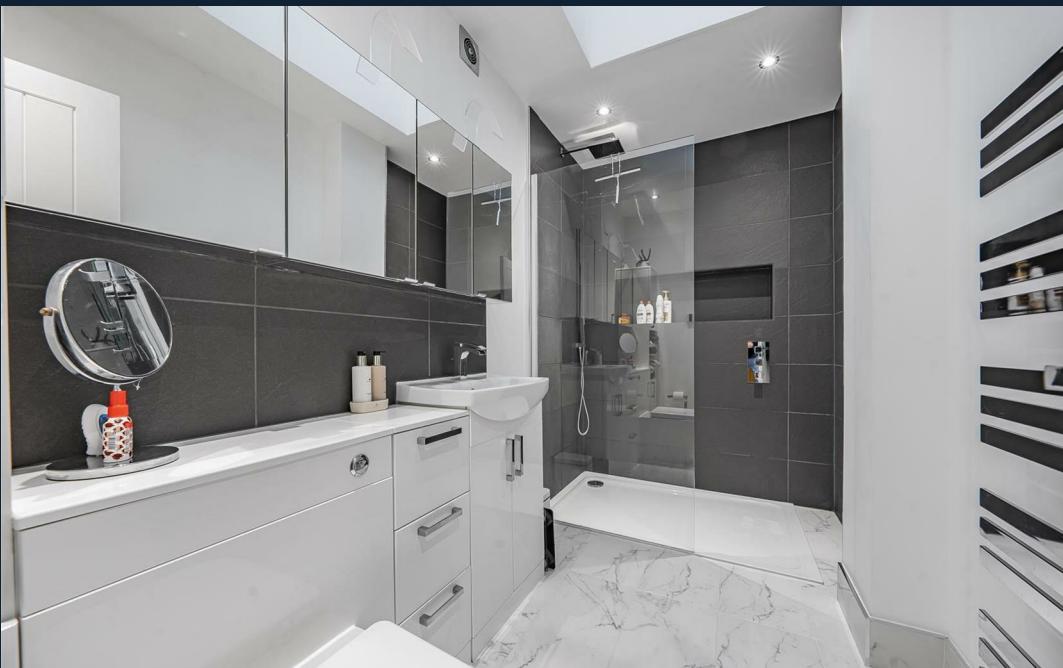
Outside, the rear garden is predominantly laid to lawn, providing a perfect setting for children to play or for summer barbecues on the patio area. The front of the property offers ample off-street parking for up to three vehicles, a rare find in such a sought-after location.

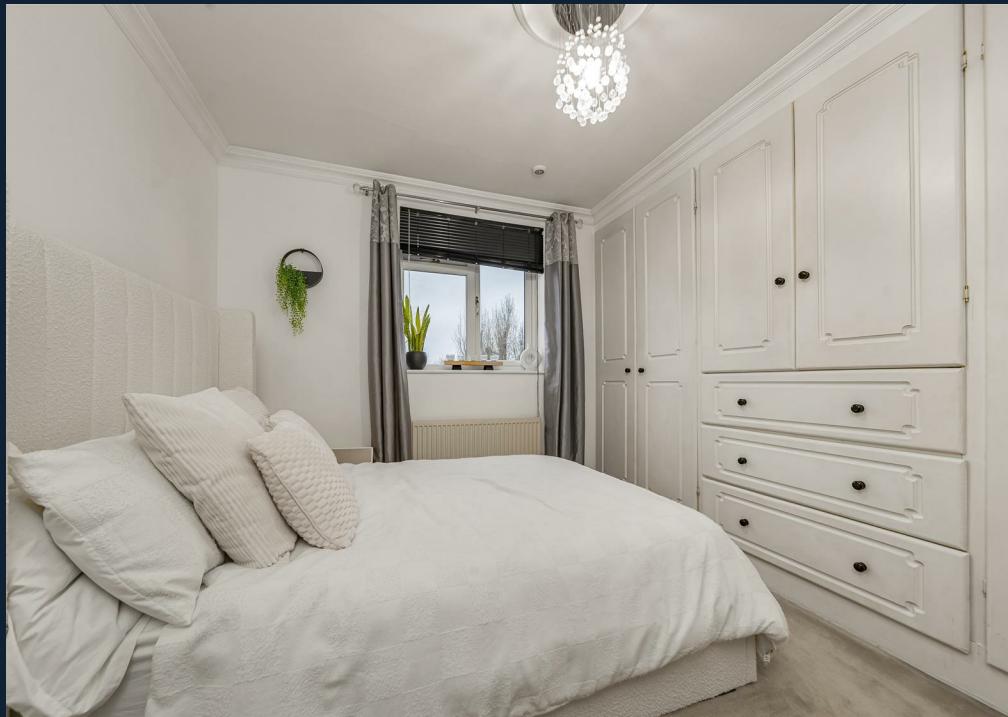
This home is ideally situated close to local amenities, the vibrant St. Albans Town Centre, and the popular Radlett area. With excellent road links and highly regarded schools nearby, this property is perfect for families seeking both convenience and community. Don't miss the opportunity to make this delightful house your new home.





- Popular & Convenient Location
- Semi Detached Family Home
- Potential For Further Expansion (STPP)
- Spacious Living & Dining Room
- Downstairs Bathroom
- Office Space & Utility Room
- Three Bedrooms
- Off Street Parking
- Close Proximity To Local Amenities & Highly Regarded Schools
- Council Tax Band



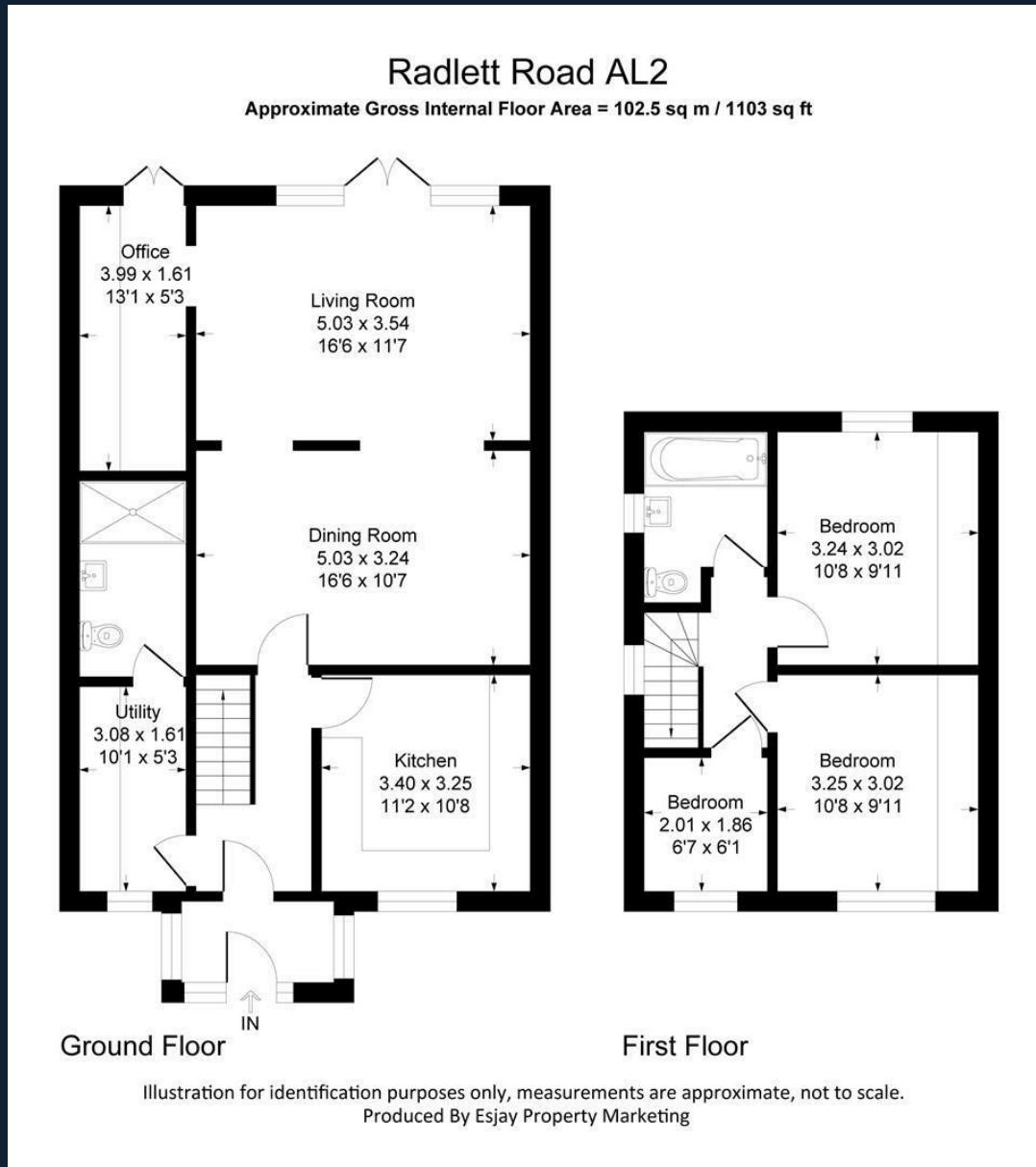




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| Energy Efficiency Rating | | Current | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

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