



26 Ladies Grove, St. Albans, AL3 5TN

Guide price £775,000 Freehold



Paul Barker  
ESTATE AGENTS

## 26 Ladies Grove

St. Albans, AL3 5TN

An attractively presented four bedroom house situated on a popular and peaceful road, just 15 minutes' walk from St Albans city centre. The property has been recently and comprehensively updated by the current owners, with improvements including a new kitchen and bathroom, upgraded electrics, replacement windows, enhanced insulation, and many further enhancements throughout.

The home is entered via a part-glazed front door into a welcoming entrance hall with stairs to the first floor and doors to the principal reception rooms. The comfortable lounge flows through a square archway into a sociable kitchen/diner, fitted with a stylish modern kitchen featuring integrated appliances and sliding doors to the rear garden. A useful utility room leads off the kitchen, with a further door to the garden and access to a contemporary shower room with W.C. and basin.

The ground floor also offers a flexible family room leading to a double bedroom, which could be adapted into a self-contained annexe, ideal for multi-generational living.

On the first floor, the landing provides access to a boarded loft and three well-proportioned bedrooms, along with a recently updated family bathroom suite.

Externally, the property benefits from a driveway providing off-street parking, bordered by established shrubs and trees. The private rear garden enjoys an extensive patio, perfect for entertaining, which leads onto a generous lawn with mature hedging and access to a wooden shed with light and power.

Ladies Grove is ideally positioned close to local amenities including a convenience store, bus stop, and several green spaces such as Batchwood. The property also falls within easy reach of excellent local schools.





## ACCOMMODATION

### Entrance Hall

### Kitchen/Dining Room

19'10 x 11'10 (6.05m x 3.61m)

### Utility

### Lounge

13'5 x 11'3 (4.09m x 3.43m)

### Shower Room

### Family Room

14'8 x 8'9 (4.47m x 2.67m)

### Bedroom

11'1 x 8'9 (3.38m x 2.67m)

## FIRST FLOOR

### Landing

### Bedroom

13'10 x 11'2 (4.22m x 3.40m)

### Bedroom

11'10 x 9'10 (3.61m x 3.00m)

### Bedroom

10'0 x 8'5 (3.05m x 2.57m)

### Bathroom

## OUTSIDE

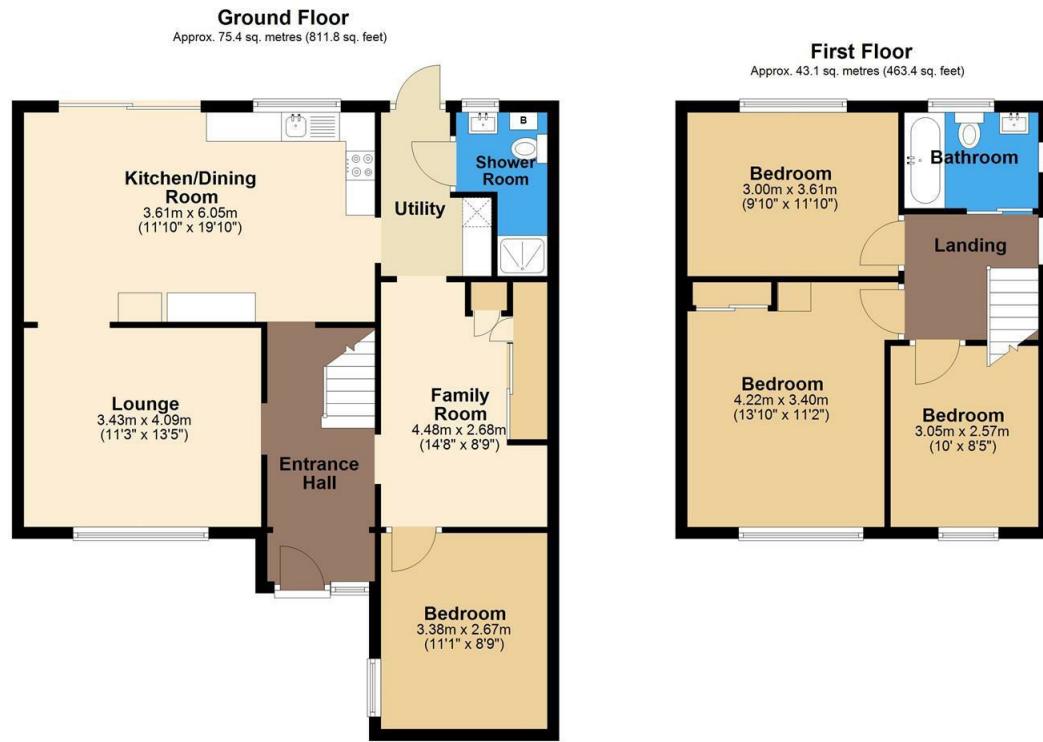
### Frontage

### Rear Garden

70 (21.34m)



## Floor Plan



The Floor Plan is not to Scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared with due diligence and whilst we have confidence in the information produced it should not be relied upon. Maximum lengths and widths are represented on the plan. If there are any aspects of particular importance, you should carry out or commission your own inspection of the property.

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## Viewing

Please contact our Office on 01727 223344 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph

