



**DRUCE**  
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64 Ragged Hall Lane  
St. Albans, AL2 3LD  
Guide Price £1,250,000

A stunning, superbly presented 4 double bedroom detached family house within a highly sought after road on south side of St Albans. The house has been recently extended and thoughtfully refurbished to an exceptional standard offering a perfect blend of modern family living and comfort.

There is a generous reception hall with re-fitted cloakroom / shower room, a bay fronted living room with fireplace, a fabulous re-fitted x kitchen / dining / family room with an excellent range of fitted cupboards, drawers, wall cabinets, butler sink with Quartz work surfaces. Integrated Neff appliances-double oven, full height fridge, and freezer, dishwasher, wine cooler, a central island with breakfast bar, Neff induction hob, glass downdraft extractor and built-in pantry. Bi-fold doors opening onto terrace and garden. Utility room with sink, cupboards, washing machine, gas boiler and mega flow tank.

4 double bedrooms with quality refitted family bathroom and ensuite shower room to primary bedroom. Planning permission for loft conversion to provide 2 double bedrooms and a shower room.

Large driveway, forecourt provides ample parking with electric car charging unit. Large, paved terrace with second terraced area, lawned 105ft approx rear garden. A new Garden Room / Home Office with power and WiFi connected.

About a mile from St Albans station into St Pancras International and close Abbey Station to Watford Junction. Close to local schools including Parmiter's, St Columba's School, Marlborough, and Killigrew Primary and within easy access of the Verulamium Park, City centre amenities and motorway links.

## 64 Ragged Hall Lane







## GROUND FLOOR

### Entrance Porch

### Reception Hall

### Refitted Cloakroom/ Shower room

### Sitting Room

15'5 x 11'8 (4.70m x 3.56m)

With bay and fireplace

### Open Plan Kitchen/ Dinning/ Family Room

Refitted with extensive range of quality units and integrated NEFF appliances

### Utility Room

Recently fitted with sink, cupboard, washer & dryer, gas boiler & Mmega flow tank.

## FIRST FLOOR

### Landing

Planning Permission for Loft Conversion

### Bedroom 1

15'1 x 12'8 (4.60m x 3.86m)

### En-Suite Showerroom

Recently refitted

### Bedroom 2

12'8 x 11'2 (3.86m x 3.40m)

### Bedroom 3

15'5 x 8'10 (4.70m x 2.69m)

### Bedroom 4

12'6 x 8'7 (3.81m x 2.62m)

### Family Bathroom

Recently re-fitted. roll top bath, shower cubicle , wash basin, W.C.

## OUTSIDE

### Rear Garden

approx 105' (approx 32.00m)

### Garden Room / Home Office

Light, power and WiFi connected.

## ALL MAINS SERVICES

### EPC

Rating - D

### Council Tax

Band - E - £2687 p.a

### Agents Note

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### Viewing

Through Druce & Partners, telephone: 01727 855232 sales@druce-partners.co.uk



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	72

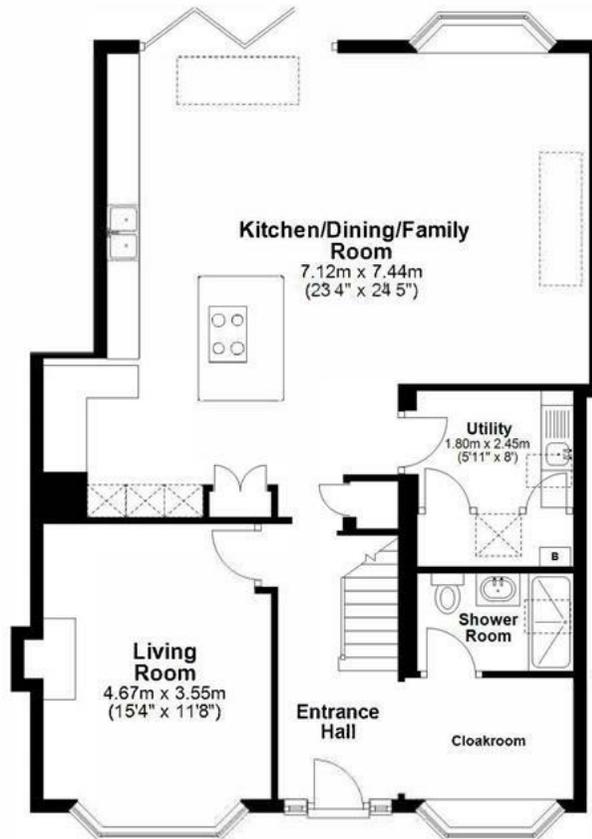
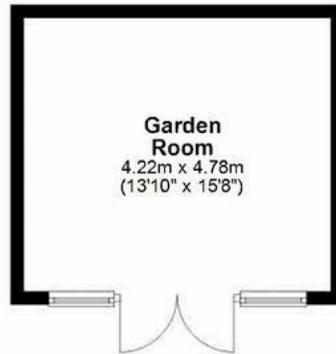
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	





## Ground Floor

Approx. 113.1 sq. metres (1217.3 sq. feet)



## First Floor

Approx. 73.9 sq. metres (795.9 sq. feet)



Total area: approx. 187.0 sq. metres (2013.2 sq. feet)

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. Copyright © SKMSTUDIO  
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