



**BRADFORD
& HOWLEY**
HARPENDEN | MARSHLSWICK | ST ALBANS

Clarence Road, St. Albans, AL1 4NP
Asking Price £1,650,000

Located in a prime residential location, enjoying a west facing garden is this imposing five-bedroom detached period property with the added advantage of NO UPPER CHAIN.

This is a rare and exciting opportunity to remodel a wonderful home to your own taste and style. The generous plot offers scope for a substantial extension, subject to planning approval and there is vast loft space ideal for adding additional bedrooms and bathrooms. The current owners have submitted plans for a significant extension which can be viewed online on the St Albans council planning portal Ref: 5/2023/2395.

Perfectly positioned within walking distance of the mainline station, the city centre, nearby schooling, and the green space of Clarence Park.

This area is highly sought after by families both local and moving out from central London.

Tenure: Freehold
Council Tax Band: G
EPC Rating: G



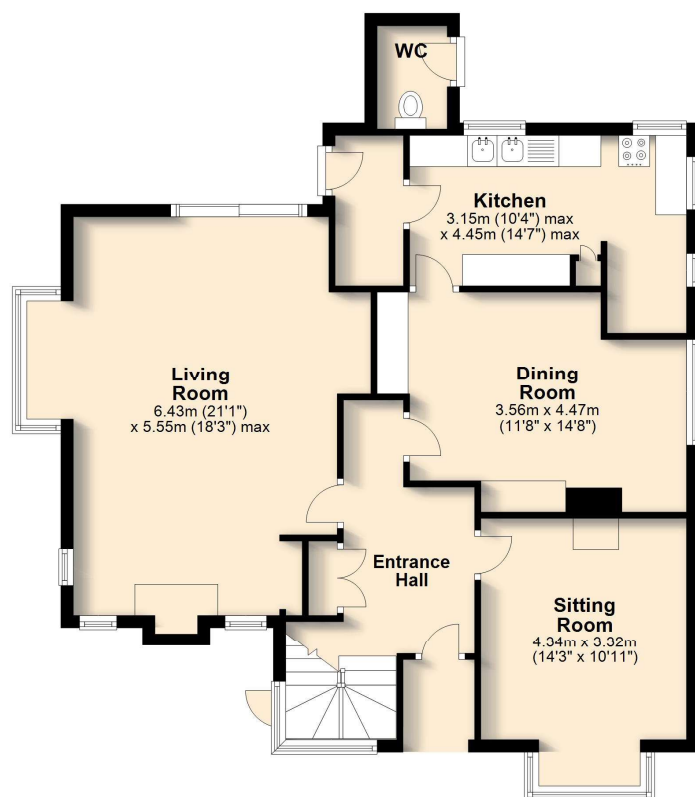






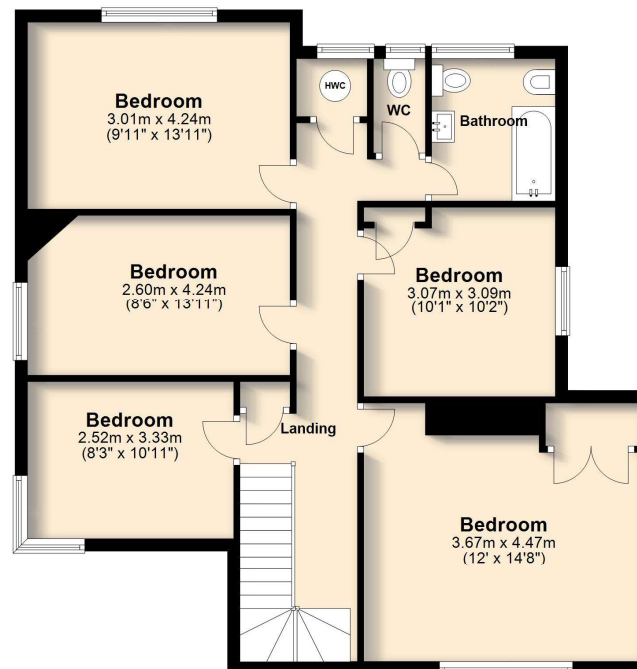
Ground Floor

Approx. 87.5 sq. metres (941.6 sq. feet)



First Floor

Approx. 84.4 sq. metres (908.5 sq. feet)



Total area: approx. 171.9 sq. metres (1850.1 sq. feet)

Disclaimer - Floor plan is for marketing purposes only and is to be used as a guide - SKM Studio
Plan produced using PlanUp.

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