








Clarence Road, St Albans, AL1 4NG | £1,800,000 | Freehold

 5 Bedrooms  2 Bath/Shower Rooms  2 Reception Rooms  Detached Garage & Off-Street Parking  180ft South-East Facing

 EPC Band D  Council Band: G – £3,761.89 2025/2026  St Albans City & District Council

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Clarence Road, St Albans, AL1 4NG

A rare opportunity to acquire this substantial five-bedroom semi-detached family home situated in one of St Albans most prestigious turnings.

Description

Positioned on the highly sought-after Clarence Road, in the heart of St Albans, this impressive five-bedroom semi-detached family home offers generous accommodation arranged over four floors enjoying delightful views across Clarence Park. The ground floor provides an excellent layout for modern family living. A welcoming entrance hall leads through to a superb living room with bay frontage and working wood-burning fire, perfectly positioned to take advantage of the park views. To the rear, a spacious kitchen with ample storage options and space for various appliances flows into the dining room, creating an ideal setting for both everyday living and entertaining, with direct access to the garden. A separate utility room and guest W/C adds practicality and convenience. The basement has been tanked to create another versatile space, ideal as an office for those wishing to work from home, gymnasium or children's den/playroom. Arranged over the upper floors are five well-proportioned bedrooms. The first-floor hosts three generous double bedrooms, including an impressive principal bedroom with access to a balcony, alongside a family bathroom with white three-piece suite. The second floor offers two further bedrooms and an additional bathroom, providing flexible accommodation ideal for growing families, guests, or home working.

Externally, the property boasts a 180ft rear garden offering excellent privacy and ample space for outdoor entertaining, children's play, or future extension. To the front, off-street parking and a detached garage provide valuable convenience.

With over 2,200 square ft, and, exciting potential to extend and remodel, subject to the necessary local planning consents, this is a rare opportunity to own a substantial family home in one of St Albans' most desirable turnings, moments from excellent schools, local amenities, and the mainline station.

Location

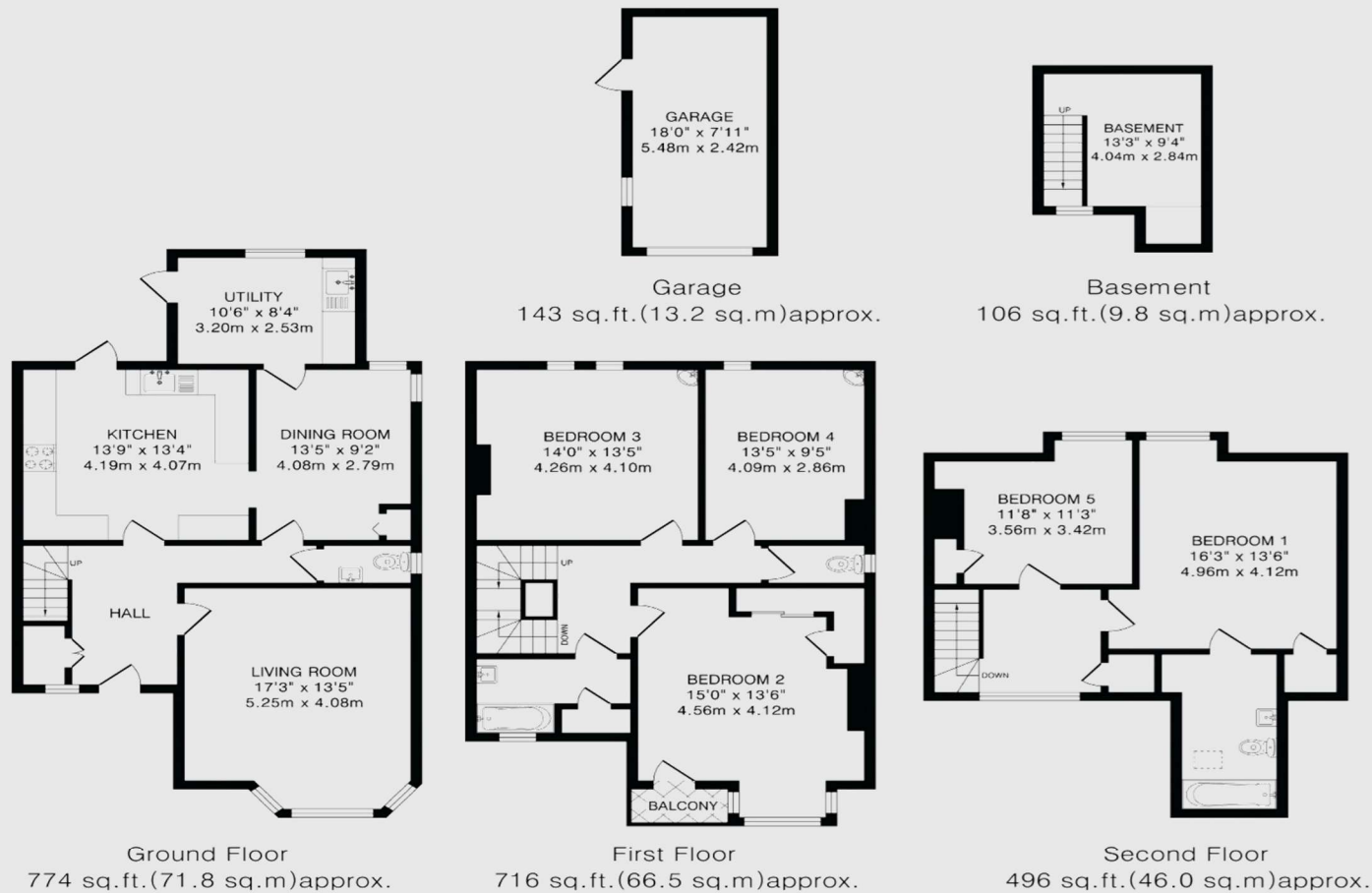
Clarence Road is located just one mile from the city centre and half a mile from the mainline station with its fast and frequent services via St Pancras to the City. Road users enjoy easy access to the M1, M25, and the A1(M) and to the airports at Heathrow, Luton and Stansted. The vibrant and historic City centre with its wealth of amenities including shopping and leisure facilities and excellent state and public schooling are close at hand as are the public parks, in particular Clarence Park as well as Verulamium and Bernards Heath.











TOTAL FLOOR AREA: 2235 sq.ft. (207.3 sq.m) approx.
 This floorplan is for illustration purposes only. The measurements and position of each element are approximate and must be viewed as such.

IMPORTANT INFORMATION:

These particulars do not constitute an offer or contract in whole or part. The statements contained herein are made without responsibility on the part of Ashtons or the vendors and they cannot be relied upon as representatives of fact. In respect of floor plans, these are for illustrative purposes only. The measurement and position of each element is approximate and must be viewed as such. Intending purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. The vendors do not make or give, and neither Ashtons nor any person in their employment has any authority to make or give, any representation or warranty whatsoever in relation to this property.

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Contact one of our property experts today:

📞 01727 819666 ✉ thecollection@ashtons.co.uk 🌐 ashtons.co.uk/the-collection

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