

58 Lancaster Road,  
St Albans



Strutt  
& Parker

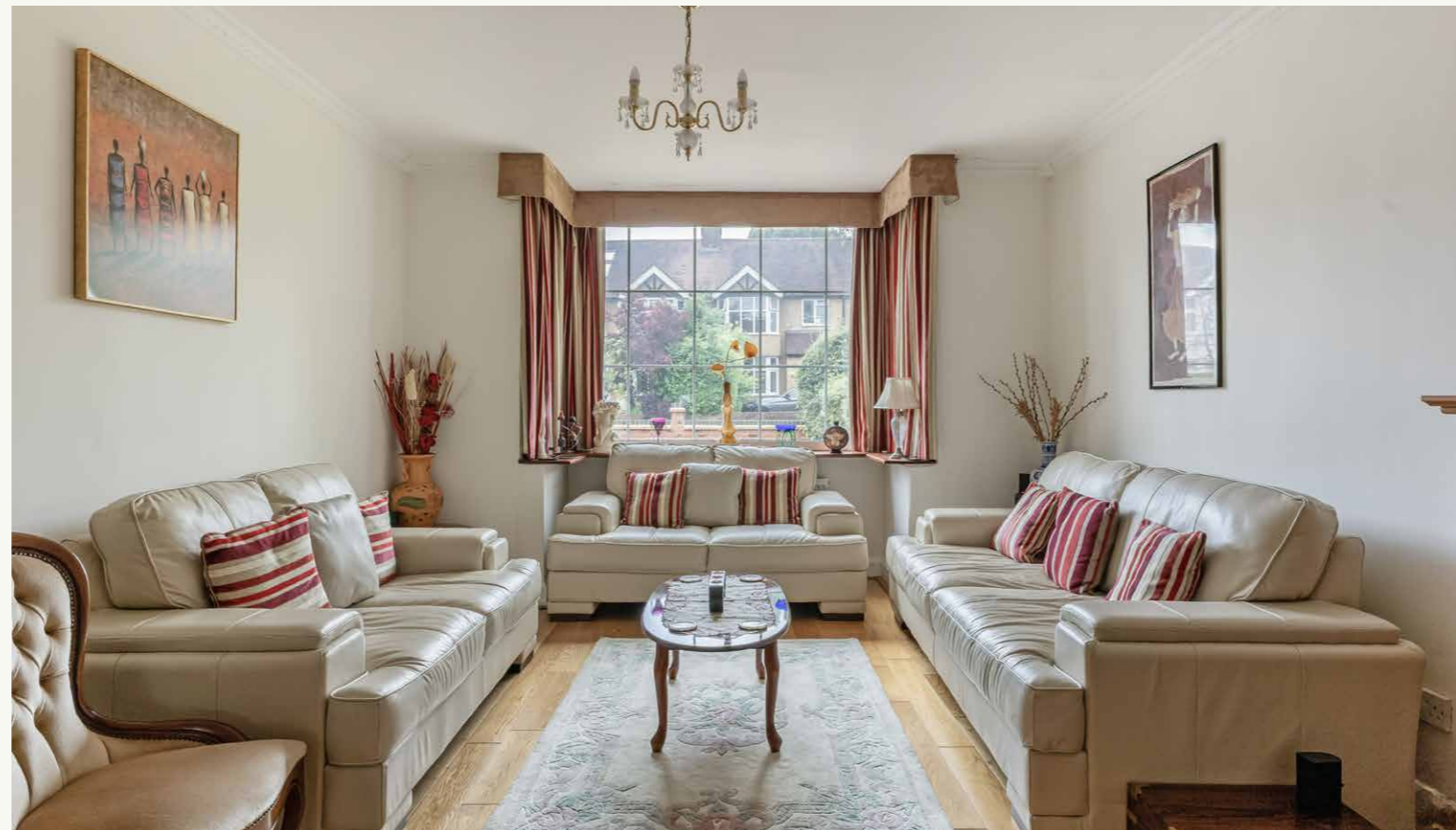
Land and property. Since 1885.

## A well-appointed, detached family home with a beautifully established garden in a desirable residential location.

Originally built in the 1930s, this traditional home occupies a sought-after St Albans location, particularly popular with families. The property benefits from a number of quality features, including underfloor heating in the kitchen and hardwood flooring across much of the ground floor. Further enhancements include the addition of two air-conditioning units to the snug and principal bedroom, and a Kinetico water softener system. The home also benefits from a Podpoint electric vehicle charging point in the driveway. A professionally installed intruder alarm enhances security. Having been a much-loved family home for many years, it offers an exciting opportunity for a new owner to modernise and personalise the property to suit their own tastes and requirements.

The accommodation opens with a welcoming entrance hall and a conveniently positioned cloakroom. To the front, the sitting room features a bay window and a timber fireplace with an electric fire as its focal point. The kitchen/breakfast room is fitted with bespoke Italian gloss cabinetry, granite worktops and integrated appliances, including a double oven, microwave, Neff hob and Franke sink with a waste disposal unit. With a breakfast bar, space for a table and direct access to the garden terrace, it is well suited to everyday family life. Bi-fold doors lead into the snug, a versatile room overlooking the garden, while the adjoining dining room is filled with natural light and opens onto the terrace through sliding doors.

Upstairs, the principal bedroom benefits from an en suite shower room, alongside three further bedrooms, two with fitted wardrobes and one currently arranged as a home office, all served by a family bathroom.



Set back from the road behind a low wall, the property enjoys a generous block-paved driveway providing ample off-street parking and access to the integral garage, which benefits from built-in storage. The EV charging point adds further convenience.

The fully enclosed rear garden is reached via a side passage and includes a generous paved terrace, ideal for outdoor entertaining and al fresco dining, along with an additional patio area with a pergola. Beyond, the lawn is framed beautifully by mature trees and shrubs, creating a private, peaceful setting with year-round colour, shade and interest. A shed provides useful garden storage.

### Location

Lancaster Road is situated within a well-established and highly regarded family neighbourhood, offering easy access to excellent state and independent schools, convenient commuter links and the extensive amenities of St Albans. The city centre provides an excellent selection of shops, restaurants and leisure facilities, while the green open spaces of Clarence Park, The Wick and Verulamium Park are all within easy reach.

St Albans City station is approximately 1 mile away, providing fast and frequent services to London St Pancras International in as little as 19 minutes, with onward connections to the City, Gatwick Airport and beyond. Road users benefit from convenient access to the M1, M25 and A1(M), as well as Heathrow, Luton and Stansted airports.

Postcode region: AL1

### General

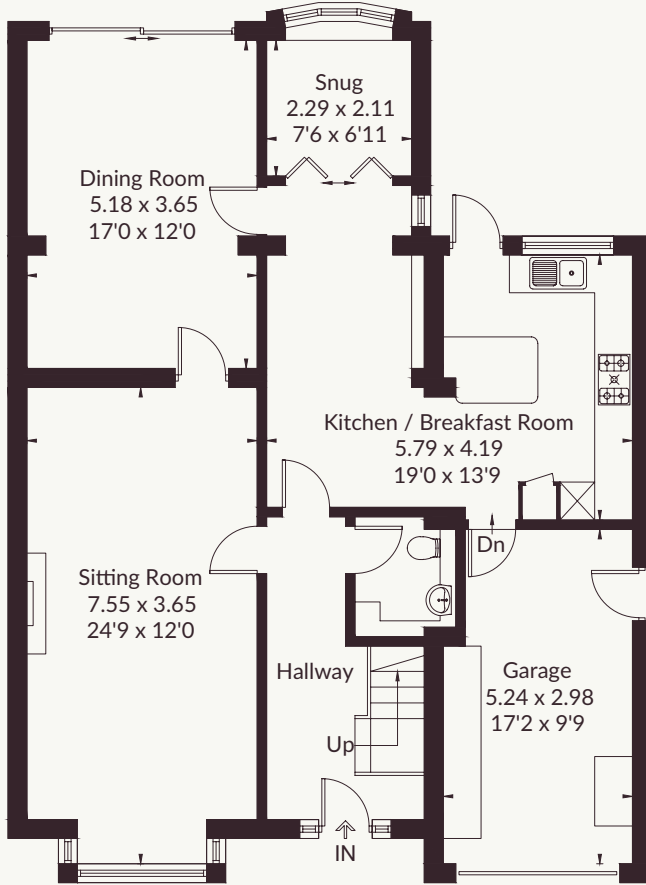
Local Authority: St Albans City and District Council  
Services: Mains electricity, drainage and water. Gas-fired central heating.  
Council Tax: Band G  
EPC Rating: D  
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

**1,948 sq ft (181 sq m)**  
**Four bedrooms**  
**Three reception rooms**  
**Attractive enclosed garden**  
**Garage and driveway parking**  
**Freehold | Residential**

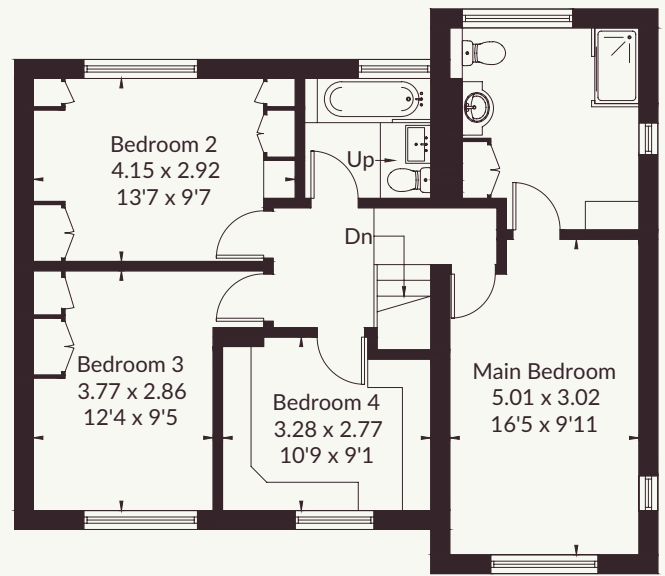
**Guide Price: £1,695,000**



Approximate Floor Area = 181.0 sq m / 1948 sq ft (Including Garage)



Ground Floor



First Floor

This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition. All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #109942

## Strutt & Parker St. Albans

15 London Road, St. Albans, AL1 1LA

01727 840285 | stalbans@struttandparker.com



@struttandparker struttandparker.com

IMPORTANT NOTICE: Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited. Template by Fourwalls. Photographs taken June 2026. Particulars prepared June 2026.

Strutt  
& Parker

Land and property. Since 1885.