



Canberra Close, St Albans, AL3 6LT

A thoughtfully updated and extended FOUR bedroom semi-detached family home, set within a quiet location, close to EXCELLENT local SCHOOLING, whilst benefitting from a private garden and residents parking.

Internally the property offers a well-designed layout with a comfortable sitting room located to the front of the house and an open plan kitchen/dining/family room located to the rear with doors leading to the garden.

The first floor offers four bedrooms, all of which are served by a family bathroom.

Externally the property offers a private garden and a useful home office with additional garden store to the rear.



ACCOMMODATION

Entrance

Double glazed door opening into:

Entrance Hall

Double glazed entrance door, stairs rising to the first floor, doors to all of the ground floor rooms, tiled flooring, large storage cupboard, built in cloaks cupboard, door to:

Cloakroom

Front aspect double glazed window, white modern suite of low-level WC and wash hand basin with storage under, tiling to walls, tiled flooring.

Living Room

Front aspect double glazed window, neutral décor throughout, tiled wood effect flooring, coved ceiling with inset spotlights, TV point, opening into:

Kitchen / Dining Area

Excellent range of refitted wall and base units with work surfaces over, central Island unit with rounded cupboards under, tiled flooring, single bowl sink unit with mixer taps, ceiling with inset spotlights, built in American fridge/freezer and microwave, fitted appliances to include oven, hob and cooker hood, integrated dishwasher and washing machine, wall mounted concealed gas boiler, two wall mounted tall radiators. The room is open plan to the defined dining area.

Family Room

Rear aspect Bi-Folding doors leading to the garden, tiled flooring, pitched roof with inset spotlights and two rear aspect Velux windows allowing natural light to flood the space, wall mounted tall radiator, TV Point.

FIRST FLOOR

Landing

Stairs from hallway, doors to all rooms, storage cupboard, hatch to loft space (not inspected).

Bedroom One

Front aspect double glazed window, neutral décor, radiator, coved ceiling, space for freestanding furniture.



Bedroom Two

Rear aspect double glazed window overlooking the garden, radiator, coved ceiling.

Bedroom Three

Front aspect double glazed window, radiator, fixed shelving.

Bedroom Four

Rear aspect double glazed window, radiator.

Family Bathroom

White modern suite comprising of low level WC, wash hand basin with storage under and panelled bath with shower screen, mixer tap and rainfall shower, tiling to walls with mosaic design, radiator, heated towel rail, a fog free, led mirror with electric points for shaver/toothbrush.

EXTERIOR

Front Garden

Pathway to front door, small lawned area, gated side access.

Rear Garden

Fully enclosed by panelled fencing, laid to lawn, paved patio area, gated side, and rear access.

Garden Room/Home Office

Double glazed French doors, light and power, fully insulated with tongue and groove walls, laminate floorings, Wi-Fi point.

Garden Store

Access to the rear of the Home Office.

PROPERTY INFORMATION

Tenure: Freehold

Council Tax Band: D

Viewing Information

BY APPOINTMENT ONLY WITH BRADFORD & HOWLEY, THROUGH WHOM ALL NEGOTIATIONS SHOULD BE CONDUCTED.

Environmental Impact Rating

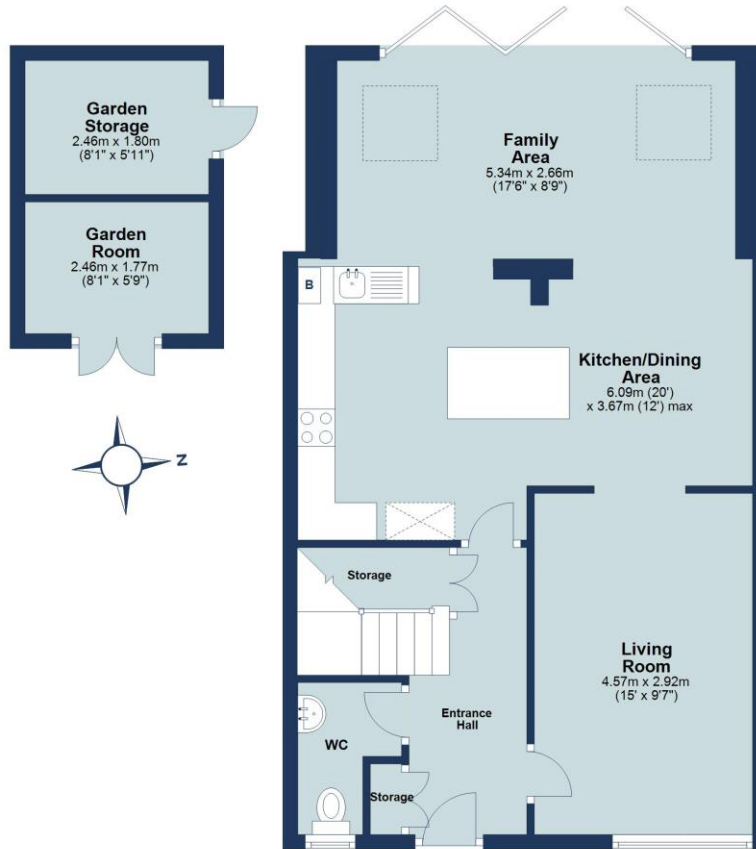
The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO2) emissions. The higher the rating, the less impact it has on the environment.





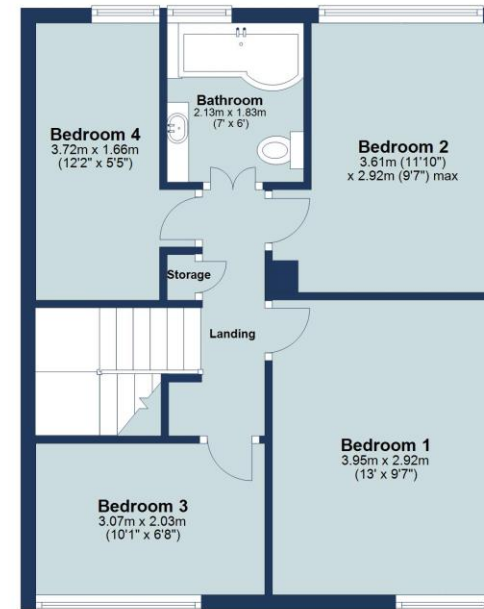
Ground Floor

Approx. 63.2 sq. metres (679.8 sq. feet)



First Floor

Approx. 46.7 sq. metres (502.4 sq. feet)



Total area: approx. 109.8 sq. metres (1182.2 sq. feet)

Floor plan is for marketing purposes only and is to be used as a guide.
Garden Room and Garden Storage not included in the total internal floor area.
Plan produced using PlanUp.

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5 The Quadrant
Marshalswick
St Albans
Herts
AL4 9RA
marshalswick@bradfordandhowley.com

Call us on
01727 856999

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	92-100		
B	81-91		
C	69-80		
D	55-68		
E	39-54		
F	21-38		
G	1-20		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			