



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

Burnham Road, St. Albans, AL1 4QN
Asking Price £850,000

Situated in the heart of Fleetville is this attractive bay fronted THREE BEDROOM period property that has been finished to a high standard throughout.

The ground floor comprises of a welcoming entrance hall, a bay fronted living room, family room, WC, and a stunning kitchen / dining room with bi-fold doors to the rear garden.

The kitchen / dining room is a real selling point to this home with a partial vaulted ceiling and a partial glass ceiling to allow plenty of natural light to fill this space.

On the first floor there are two well-proportioned bedrooms and a modern family bathroom. Moving up to the second floor is the main bedroom with an en-suite shower room and separate landing space with plenty of eaves storage to the front.

Outside the property benefits from a large well-maintained garden with patio and lawn areas and garden room/home office to the rear. To the front of the property there is residents on road parking.

Burnham Road is located on the east side of the city centre within walking distance of the mainline station, making this a perfect property for a busy London commuter.

There is well-regarded local schooling nearby for all ages and the green open space of Clarence Park are just around the corner. There is a wide variety of coffee shops and grocery stores on Hatfield Road, giving Fleetville a real sense of community.

Client Comment:

We have loved living in Burnham Road the past 6 years and have great memories to take with us. There is an incredible sense of community on the street and in the surrounding area, with summer street parties and Christmas carols perennial favourites for adults and young children alike.

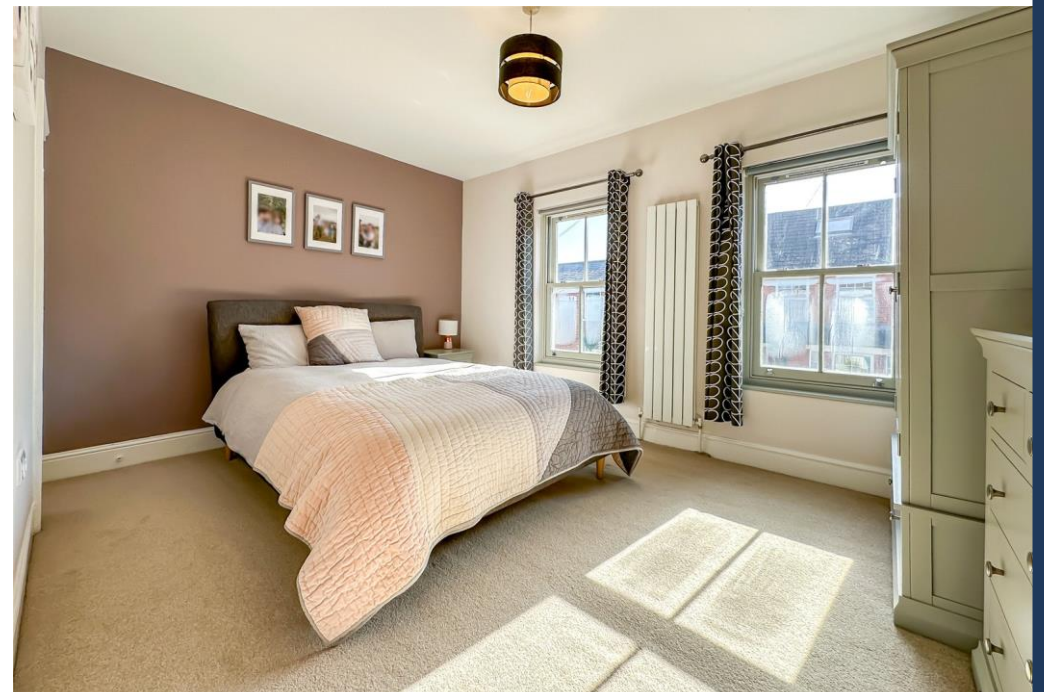
We chose Fleetville for its proximity to the station, nursery and school catchments, and the charm of this extended Victorian terrace with modern finishes. The garden is very quiet for such a vibrant area, and the local streets and station commute are well lit and felt very safe.

All the necessary amenities are on your doorstep (supermarket, restaurants, and good coffee!), while the recreational ground and especially Clarence Park gave us all the outdoor space we needed.

Tenure: Freehold
Council Tax Band: D
EPC Rating: C











Total area: approx. 117.4 sq. metres (1263.3 sq. feet)

Floor plan is for marketing purposes only and is to be used as a guide.
Garden store, office and eaves not included in the total floor area.
Plan produced using PlanUp.

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