



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

Burnham Road, St. Albans, AL1 4QN
Asking Price £885,000

Located in the heart of Fleetville is this attractive bay fronted **FOUR BEDROOM** period property that offers a contemporary mix of period features and modern fittings arranged over **THREE FLOORS**.

On the ground floor there is a welcoming entrance hall and an open plan space combining the kitchen, living, and dining rooms, creating the perfect entertaining space. The bi-folding doors from the kitchen to the patio area provide a nice flow for indoor/outdoor entertaining.

The ground floor accommodation comprises a bay fronted living room, dining room with a wood burning stove and a well-appointed kitchen with fitted appliances, an island and doors leading out to a patio area.

On the first floor there are two double bedrooms and a family bathroom. Moving up to the second floor there are two further bedrooms and a modern shower room.

Externally the property benefits from a large rear garden with patio and lawn areas and residents on road parking to the front.

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 delicatessens on Hatfield Road, giving Fleetville a real sense of community.

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









Ground Floor

Approx. 47.8 sq. metres (514.0 sq. feet)



First Floor

Approx. 40.2 sq. metres (432.3 sq. feet)



Second Floor

Approx. 32.9 sq. metres (354.2 sq. feet)



Total area: approx. 120.8 sq. metres (1300.6 sq. feet)

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

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