



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

Camp Road, St. Albans, AL1 5PQ
Asking Price £575,000

A well-presented THREE BEDROOM end of terrace family home with off-street parking and a southwest facing rear garden. This property has the added benefit of a garden room currently being used as a home office.

The ground floor comprises of an entrance hall, recently fitted cloakroom, kitchen with breakfast bar, dining room, living room and a conservatory with a recently replaced roof. Upstairs are three well-proportioned bedrooms and a shower room.

Externally the property benefits from DRIVEWAY parking to the front, a well-maintained southwest facing rear garden and a garden room, perfect for a home office.

Camp Road is located to the southeast side of the city close to well-regarded schooling for all ages and is within easy reach of the mainline station and the city centre.

There is an excellent variety of restaurants and shops close by on Hatfield Road and a handy parade of shops on Cell Barnes Lane. St Albans City Station with its regular trains into London St Pancras is approximately 0.9 miles away.

Client Comment:

We have truly loved living in this home; it has been ideal for our family.

The location offers easy walking access to the train station, highly rated primary and secondary schools, beautiful parks, and a variety of convenient stores.

The neighbourhood is wonderful, with a warm, close-knit community that has made our time here even more special. The garden is lovely, perfect for relaxing or outdoor gatherings.

The home office has also been invaluable, providing a comfortable and productive space for us the days we work from home.

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









Ground Floor

Approx. 52.7 sq. metres (567.5 sq. feet)



First Floor

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



Total area: approx. 92.9 sq. metres (999.8 sq. feet)

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

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