



Camp Road, St. Albans, AL1 5PQ Asking Price £575,000 A well-presented THREE BEDROOM end of terrace family home with offstreet 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.

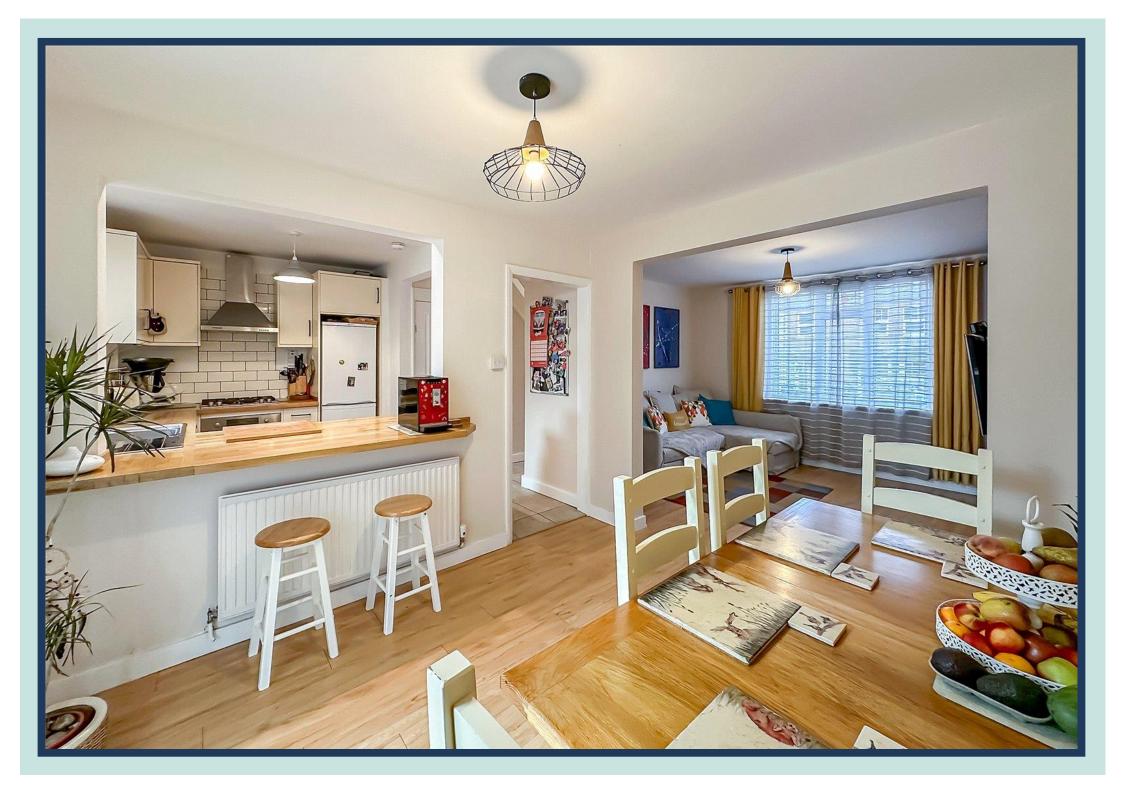
The neighbourhood is wonderful, with a warm, close-knit community that has made our time here even more special. The garden is lovely, perfect for relaxing or outdoor gatherings.

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







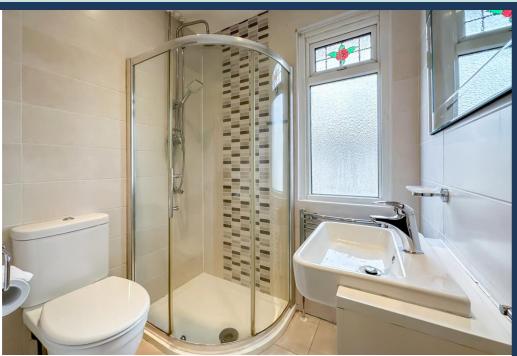
















Ground Floor

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







Approx. 40.2 sq. metres (432.3 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.

IMPORTANT NOTICE: These particulars are for guidance only. Whilst every effort has been made to ensure the accuracy of the descriptions, plans, and measurements, these are not guaranteed, and they do not form part of any contract or tenancy. We have not tested any of the services, equipment, or fittings. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Interested parties should satisfy themselves as to the conditions of any such items considered material to their prospective purchase or tenancy and may wish to consult an independent advisor. It should not be assumed that any of the articles depicted in these particulars are included in the purchase or tenancy. You may download, store, and use the material for your personal use. You may not republish the material in any format without the consent of Bradford & Howley.

Looking to Sell or Let your current home?



Scan me to request your FREE Instant Online Valuation!





Sign up for FREE mortgage monitoring today, giving you peace of mind you are on the right deal, every month.

We will compare your mortgage against thousands of deals and send you a monthly report.

Please note that mortgage monitoring does not constitute mortgage advice.













01727 898150



stalbans@bradfordandhowley.com



8 Chequer Street, St Albans, Herts, AL1 3XZ