



Camp Road, St Albans, AL1 5NE

Price £450,000



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Located WITHIN WALKING DISTANCE OF THE MAINLINE STATION, is this TWO DOUBLE BEDROOM bay fronted period property with a stylish interior.

On the ground floor the property enjoys a spacious dual aspect living room and a contemporary style, on the first both bedrooms are well proportioned and there is a spacious modern bathroom.

Externally, there is an easy to maintain front garden and a pleasant garden to the rear with a decked area, lawn and shed.

233 Camp Road is positioned close to well regarded schooling for all ages and a number of day to day shopping amenities are also close by on Hatfield Road and Cell Barnes Lane.



ACCOMMODATION

Entrance

Pathway leading to front door, opening into:

Living Room 25'0 max x 13'0 (7.62m max x 3.96m)

Dual aspect with bay window to front and door opening onto the rear garden, three radiators, fitted shelves, laminate wood flooring, feature fireplace.

Kitchen 7'11 x 7'10 (2.41m x 2.39m)

Contemporary kitchen with a range of storage cupboards, work surface over, inset sink, integrated dishwasher, low level fridge and freezer, sink with mixer tap, window to rear, space and plumbing for washing machine, oven and hob, underfloor heating.

FIRST FLOOR

Landing

Storage cupboard, access to loft, doors to:

Bedroom One 11'4 x 13'0 (3.45m x 3.96m)

Double bedroom, radiator, feature fireplace, window to front.

Bedroom Two 11'4 x 7'10 (3.45m x 2.39m)

Double bedroom, fitted shelves, window to rear.

Bathroom

White suite, bath with mixer tap and shower attachment, sink with mixer tap, vanity storage, spotlights, chrome radiator, window to rear.



EXTERIOR

Front Garden

Pathway leading to front door, easy to maintain garden area.

Rear Garden

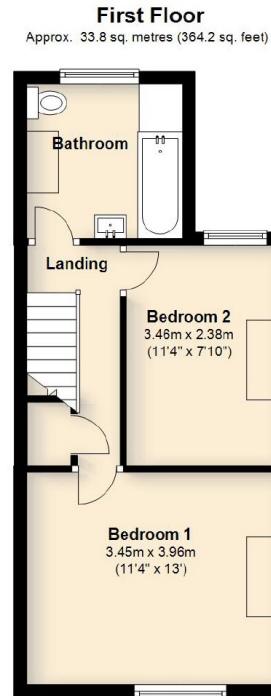
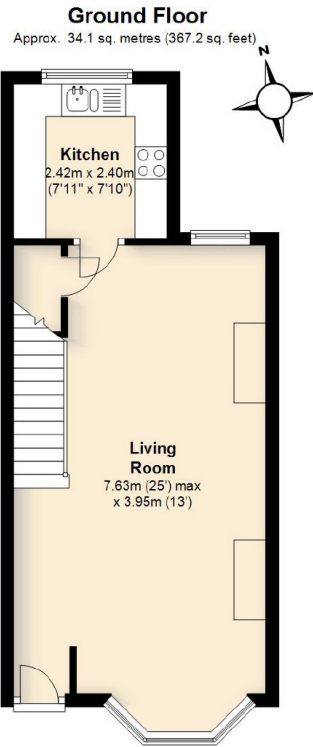
Decked area, lawn, shed, gated rear access.

Viewing Information

BY APPOINTMENT ONLY THROUGH PUTTERILLS THROUGH WHOM ALL NEGOTIATIONS SHOULD BE CONDUCTED.

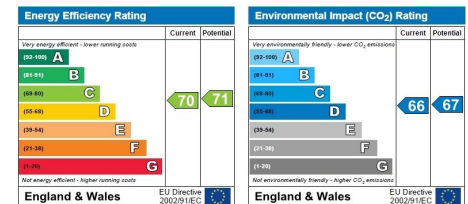
Environmental Impact Rating

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.



Total area: approx. 67.9 sq. metres (731.4 sq. feet)

Not to Scale. For identification purposes only.
Plan produced using PlanUp.



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