

Camp Road
St Albans



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A bright and well-proportioned semi-detached home in a popular residential area of St Albans, benefitting from off-street parking and a generous private rear garden with excellent potential.

This semi-detached home offers approximately 838 sq ft of well-balanced accommodation arranged over two floors, with a neutral décor throughout providing an excellent opportunity for personalisation.

The ground floor comprises two distinct reception rooms, both finished with attractive wood-style flooring. To the front, the family room enjoys a large window allowing for an abundance of natural light. To the rear, a separate sitting room provides a more intimate living space, with glazed French doors opening directly onto the garden patio. The kitchen is fitted with a range of wooden wall and base units with generous worktop space, and enjoys views across the rear garden. A convenient cloakroom completes the ground floor accommodation.

On the first floor, the landing leads to three bedrooms. The principal bedroom is notably well proportioned, with two further bedrooms offering flexibility for use as children's rooms, guest accommodation or a home office. The accommodation is served by a family bathroom fitted with a white suite and shower over bath, complemented by tiled surrounds.

Externally, the property benefits from a private brick-paved driveway providing off-street parking. Side access leads to a generous rear garden, featuring a paved patio area ideal for outdoor dining, which extends onto a long lawn bordered by fencing. The garden also includes a timber shed positioned to the rear, offering useful storage.



838 sq ft (78 sq m)
2 reception rooms
3 bedrooms
1 bathroom
Garden
Driveway
Freehold | City

Guide price £600,000

Location

The property is situated on Camp Road, a well-located residential area in the historic city of St Albans, offering convenient access to the city centre and nearby green spaces. St Albans provides a wide range of amenities including independent boutiques, restaurants, cafés, supermarkets and a vibrant weekly market, alongside leisure facilities and open spaces such as Verulamium Park and Heartwood Forest. The nearby towns of Harpenden and Hatfield offer further amenities, while central London is within easy reach. The area is well regarded for its schooling, with highly respected independent schools including St Albans School, St Albans High School for Girls, and St Columba's College.

Communications are excellent, with St Albans City railway station providing fast and frequent Thameslink services to London St Pancras International in under 25 minutes, as well as connections north to Luton and Bedford. The M1, M25 and A1(M) are all within easy reach, offering convenient road links to London, the Home Counties and major airports including Heathrow, Luton and Gatwick.

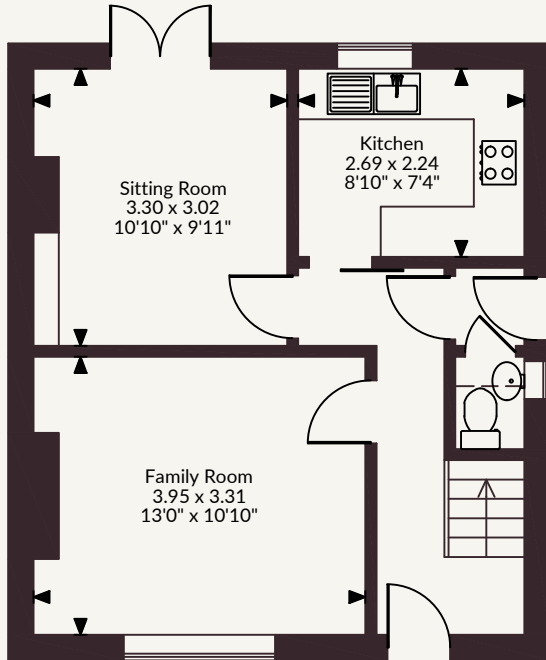
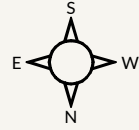
Postcode region: AL1

General

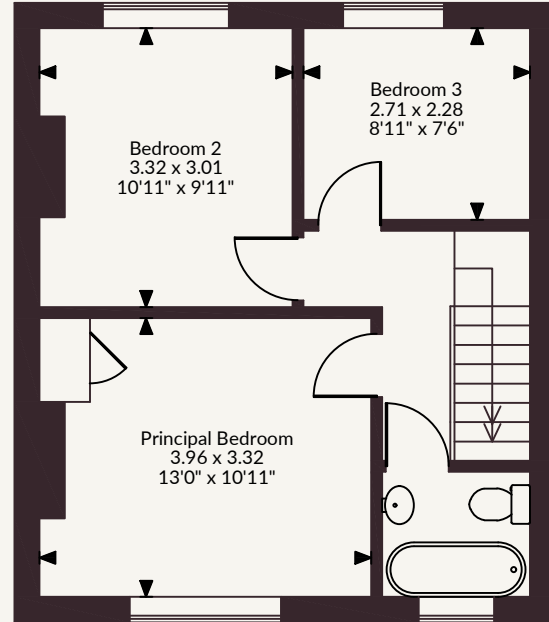
Local Authority: St Albans City & District Council
Services: Mains electricity, gas, water & drainage
Council Tax: Band D
EPC Rating: D

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Camp Road, St. Albans
Internal area 838 sq ft (78 sq m)



Ground Floor



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□□□□ Denotes restricted head height

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St Albans/Harpenden

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