



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

Camp View Road, St. Albans, AL1 5LN
Asking Price £715,000

This beautifully presented THREE BEDROOM Victorian terraced home offers the perfect balance of classic charm and modern living, ideally located to the east of St Albans within easy reach of the mainline station and the vibrant city centre.

Thoughtfully ARRANGED OVER THREE FLOORS, this elegant home is filled with character, featuring a harmonious blend of period details and contemporary design touches throughout.

Step inside to a welcoming bay-fronted living room, with wood flooring and a feature fireplace. The dining area opens into the modern fitted kitchen, which enjoys views over the rear garden. With sleek cabinetry, and plenty of workspace, the kitchen is both stylish and functional, making it a joy to cook in.

On the first floor, you'll find two spacious bedrooms, each featuring built-in wardrobes and plenty of natural light. The large family bathroom is well appointed, offering a clean and contemporary space for the whole family to enjoy.

The top floor is dedicated to a stunning main bedroom suite, a peaceful retreat with a dual aspect that floods the room with light. It also boasts a walk-through wardrobe and a beautifully finished en-suite shower room, providing both comfort and luxury.

Outside, the home continues to impress with a well-maintained rear garden, offering both patio and lawn areas that are perfect for outdoor dining, summer entertaining, or simply relaxing in the sunshine.

At the end of the garden, you'll find a garden office ideal for those working from home, running a small business, or seeking a quiet creative space away from the main house.

Located on Camp View Road, this desirable address is popular with families and professionals alike. The area is served by highly regarded schools for all ages, and offers excellent access to local amenities, including independent shops, cafés, and restaurants along Hatfield Road.

St Albans' historic city centre is just a short walk or drive away, offering an excellent selection of boutiques, leisure facilities, and the famous Cathedral and Abbey.

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



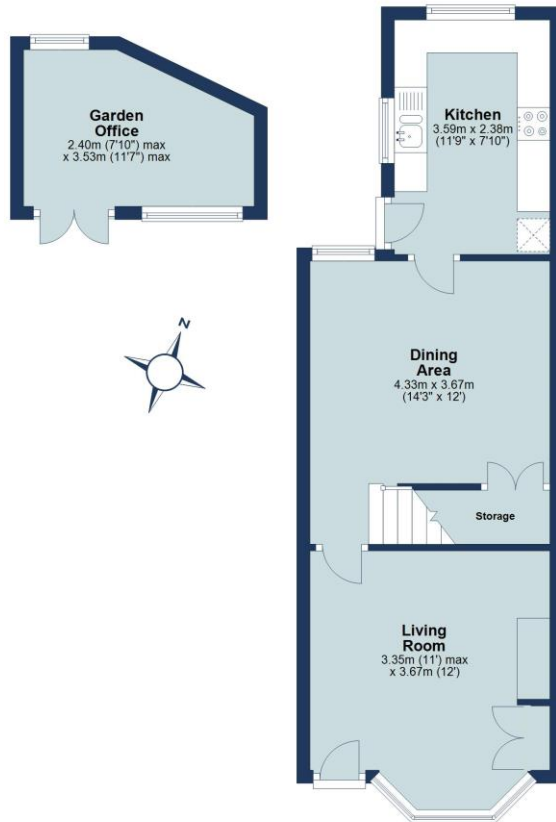






Ground Floor

Approx. 37.7 sq. metres (405.3 sq. feet)



First Floor

Approx. 45.9 sq. metres (494.0 sq. feet)



Second Floor

Approx. 34.1 sq. metres (367.6 sq. feet)



Total area: approx. 117.7 sq. metres (1266.8 sq. feet)

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

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