



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

88 Bampton Road, St. Albans, AL1 4PX  
Asking Price £750,000



Situated within the ever-popular Fleetville area of St Albans, this charming and well-presented two double bedroom bay-fronted period home combines character, space, and future potential. The property further benefits from scope to extend, subject to the usual planning consents, making it an attractive proposition for both homeowners and investors alike.

The property is approached via an entrance porch, which leads into a welcoming hallway with a door into a bay-fronted living room filled with natural light. This inviting space flows effortlessly through to the dining area via open access, creating a versatile and sociable layout ideal for both everyday living and entertaining.

From the dining area, doors provide access to a useful built-in storage cupboard, while a further door opens into the kitchen/breakfast room.

The kitchen/breakfast room enjoys excellent natural light, with double doors opening directly onto the south-facing rear garden, seamlessly blending indoor and outdoor living. In addition, a further single door provides convenient side access to the garden, enhancing practicality and ease of use.

To the first floor, the accommodation comprises two double bedrooms, both retaining the charm expected of a period property. A large family bathroom serves the floor, complemented by an additional WC, offering added convenience.

A further cupboard on the landing houses the hot water cylinder, ensuring essential storage is thoughtfully incorporated.

Externally, the property enjoys a sunny south-facing rear garden, featuring a paved patio area ideal for outdoor dining, leading onto a lawned section bordered by established flower beds and shrubbery, creating a pleasant and private outdoor space suitable for relaxation and entertaining. The garden further benefits from private rear access via a gate to a passageway leading onto Harlesden Road.

Brampton Road is perfectly positioned within Fleetville, a highly sought-after location renowned for its community feel and convenient amenities. The property is within easy reach of a range of local shops, cafés, and amenities, and is just a short distance from St Albans mainline railway station, offering fast and direct services into London.

St Albans city centre is also close by, providing a wider selection of shopping, leisure, and dining facilities, along with the historic cathedral and vibrant market. The area is particularly well served by highly regarded schooling for all ages, further enhancing the appeal of this desirable location.

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







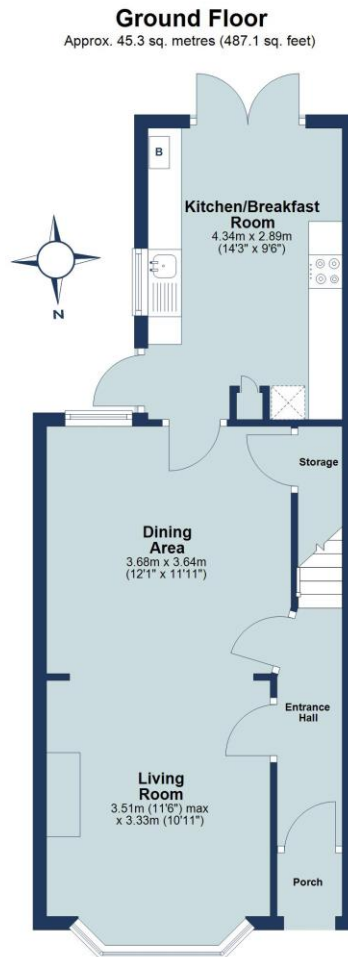












Total area: approx. 86.0 sq. metres (925.4 sq. feet)

Floor plan is for marketing purposes only and is to be used as a guide.  
Plan produced using PlanUp.

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