



**BRADFORD
& HOWLEY**

HARPENDEN | MARSHALSWICK | ST ALBANS

Burnham Road, St Albans, AL1 4QW

£817,500

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Enjoy living in this attractive four bedroom bay fronted end of terrace period property providing tastefully presented and well maintained accommodation arranged over three floors.

The property carefully balances period features to include sash windows with a contemporary modern touch to kitchen and bathrooms.

On the ground floor there is a welcoming entrance hall, a cosy bay fronted living room and separate dining room, modern fitted kitchen overlooking the south facing rear garden with a useful utility room which opens onto the patio.

On the first floor there are three bedrooms and an attractive family bathroom, moving up to the second floor, the master bedroom enjoys double doors with a Juliet balcony with south facing views and an en-suite bathroom.



ACCOMMODATION

Entrance

Part glazed front door with stained glass window over opening into:

Entrance Hall

Wood flooring, dado rail, staircase to first floor, cornice to ceiling, doors to:

Living Room

12'10 max x 11'0 (3.91m max x 3.35m)

Bay window to front with sash windows, radiator, cornice to ceiling, picture rail, feature fireplace.

Dining Room

11'9 x 11'9 (3.58m x 3.58m)

Wood flooring, radiator, coving, sash window to rear, gas fireplace with back boiler, wooden mantelpiece over, under stairs storage cupboard, doorway to:

Kitchen

12'2 x 7'11 (3.71m x 2.41m)

Range of wall, base and drawer units, oak work surface over, sink with mixer tap, gas hob, double oven under, light and filter unit over, space and plumbing for dishwasher and fridge freezer, window to rear, spotlights, underfloor heating, double doors to:

Utility Area

12'2 x 6'1 (3.71m x 1.85m)

A very useful space with vaulted ceiling, windows to side and door opening onto the rear garden, range of storage cupboards, work surface over, sink with mixer tap, space and plumbing for washing machine and tumble dryer, three wall light points, radiator, underfloor heating.

FIRST FLOOR

Landing

Staircase to second floor, doors to:

Bedroom Two

14'6 x 11'0 (4.42m x 3.35m)

Double bedroom, two sash windows to front, radiator, picture rail.



Bedroom Three

11'10 x 9'0 (3.61m x 2.74m)

Double bedroom, radiator, sash window to rear, airing cupboard.

Bedroom Four

8'10 max x 7'11 (2.69m max x 2.41m)

Single bedroom, radiator, sash window to rear.

Bathroom

Stylish white suite, wc, wash basin with mixer tap and vanity storage, bath with shower attachment, tiled splash back, chrome radiator, spotlights, extractor, window to side.

SECOND FLOOR

Bedroom One

18'1 x 12'10 max (5.51m x 3.91m max)

Spacious dual aspect double bedroom with velux window to front, two windows to rear, double doors and Juliet balcony with a south facing view over the park, fitted wardrobes, spotlights, electric radiator, access to, over stairs storage cupboard, eaves storage.

En-Suite Bathroom

White suite, wc, bath, washbasin with mixer tap and vanity storage under, velux window, electric radiator.

EXTERIOR

Front

Easy to maintain front garden with low level brick wall and wrought iron railings.

Rear Garden

A real feature of the property is the south facing garden, attractive patio area, steps up to lawn, shrubs and plants, shed, side access.

Viewing Information

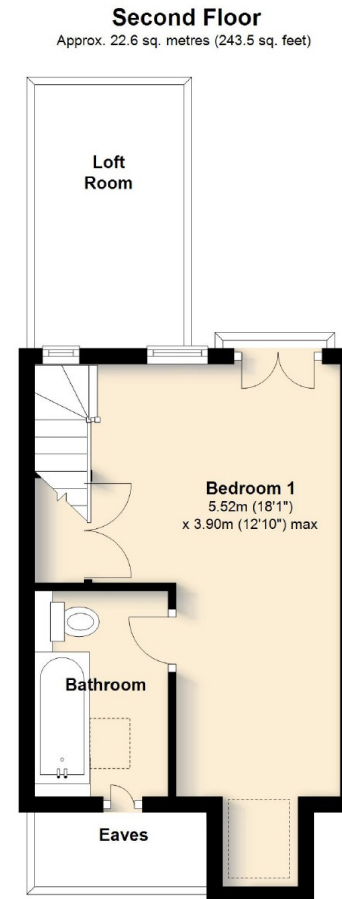
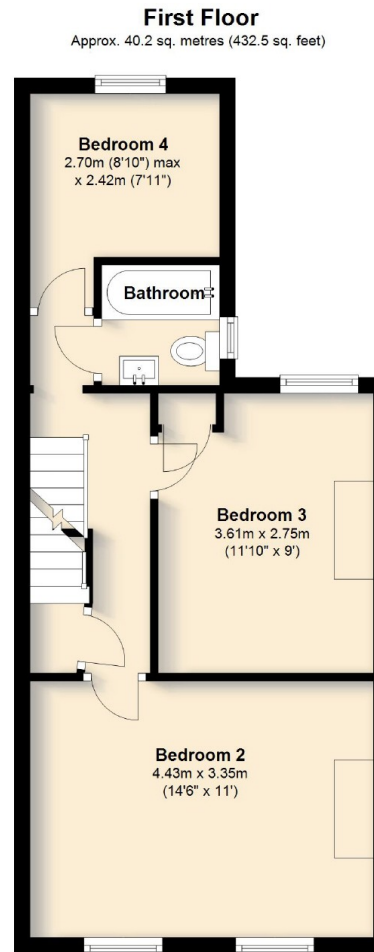
BY APPOINTMENT ONLY THROUGH BRADFORD & HOWLEY, THROUGH WHOM ALL NEGOTIATIONS SHOULD BE CONDUCTED.

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. 110.3 sq. metres (1187.8 sq. feet)

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

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