



67 Brampton Road, St. Albans, AL1 4QA

Guide price £1,300,000 Freehold



## 67 Brampton Road

St. Albans, AL1 4QA

An attractively presented 1930's bay fronted four bedroom semi-detached house which benefits from a side and rear extension and a delightfully private rear garden. There's superb further potential to extend to the side, rear and into the loft, subject to planning permission.

The accommodation begins with a welcoming entrance hall with stairs to the first floor and doors to rooms. There is an attractive bay fronted lounge with fireplace, an extended family room with a fireplace, roof light windows and double doors to the rear garden. The sociable kitchen/dining room provides an extensive range of wall and base units with a door to the side and access to a convenient cloakroom/W.C.

The first floor landing has a hatch to loft and doors to rooms including the master bedroom with views of the rear garden, built-in storage and an en-suite shower room. There are three further well-proportioned bedrooms and a generous four piece family bathroom suite.

Externally, a block paved driveway provides ample off-street parking leading to a garage with an up and over door and courtesy door to the rear. The wonderful mature rear garden extends 80ft with a patio area which is ideal for entertaining, a generous lawn and a variety of established plants, bushes and trees.

Brampton Road is superbly located within walking distance of the mainline train station, the shops and services in Fleetville, Clarence Park and popular local schools including Fleetville Primary, Beaumont and Verulam Secondary schools.





## ACCOMMODATION

Entrance Hall

Lounge

14'3 x 12'0 (4.34m x 3.66m)

Family Room

18'5 x 11'5 (5.61m x 3.48m)

Kitchen/Dining Room

21'3 x 13'5 (6.48m x 4.09m)

W.C.

FIRST FLOOR

Landing

Bedroom

12'4 x 10'7 (3.76m x 3.23m)

En-Suite

Bedroom

12'0 x 11'5 (3.66m x 3.48m)

Bedroom

14'3 x 9'8 (4.34m x 2.95m)

Bedroom

9'11 x 8'6 (3.02m x 2.59m)

Bathroom

OUTSIDE

Frontage

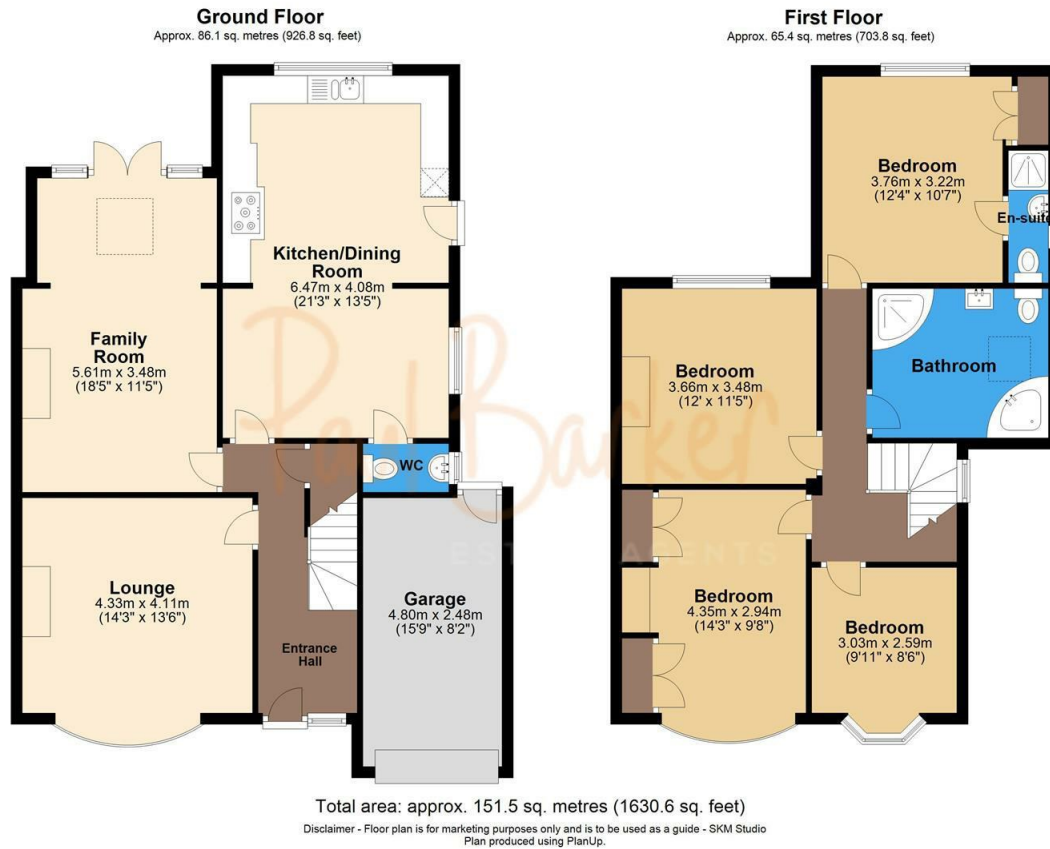
Garage

15'9 x 8'2 (4.80m x 2.49m)

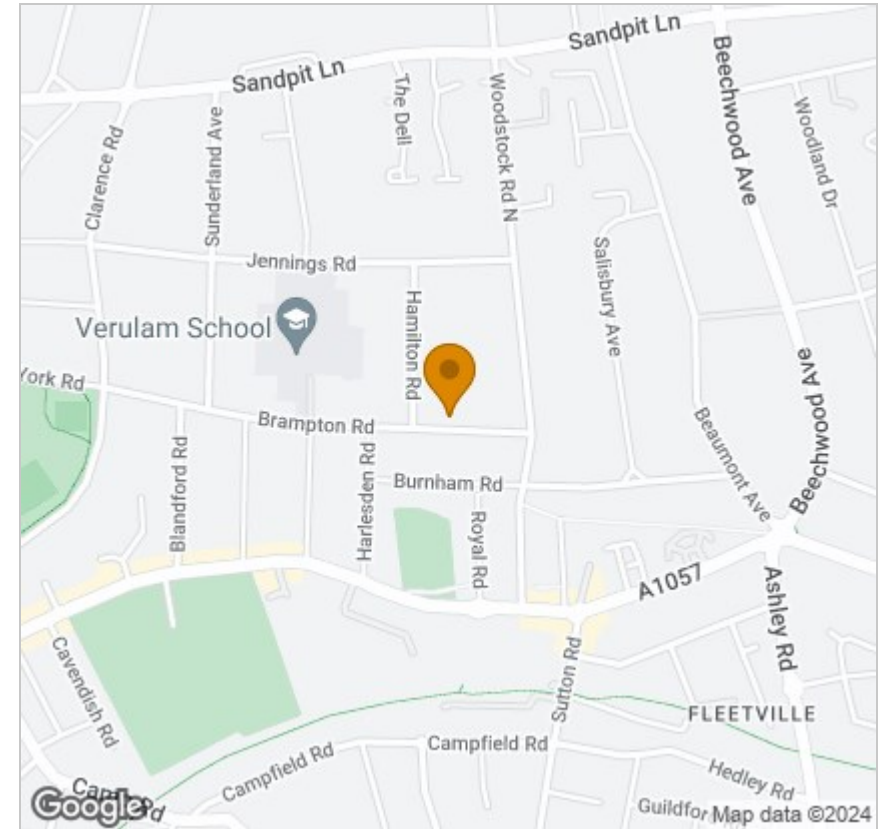
Rear Garden

80 (24.38m)

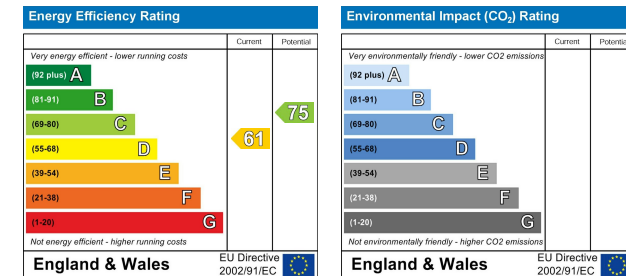
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Office on 01727 223344 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.