



14 Claudian Place, St. Albans, Hertfordshire AL3 4JE

Guide price £650,000 Freehold



## 14 Claudian Place

St. Albans, Hertfordshire AL3 4JE

A bright and spacious four bedroom townhouse offering flexible living, located in a quiet cul-de-sac in the sought after St Stephens area of St Albans.

The property begins with a large entrance hall that leads to the office and a W.C. The ground floor with ample storage continues into the first of the bedrooms in the property. Completing the layout is the conservatory that looks out to the rear garden which is mostly laid to lawn.

To the first floor you are greeted by the large living/dining room which is flooded with natural light and leads into the separate kitchen area. The kitchen with a range of work surfaces and cupboards includes a range of appliances and double hob.

The second floor hosts the remaining three bedrooms. All of an excellent proportion, two being large double rooms. All serviced by the large family bathroom complete with a white suite.

Claudian Place is located in the popular St Stephens area of St Albans with highly regarded schools including Prae Wood, Marlborough and St Columba's close by and Verulam Park and Waitrose within a short walk away.





## ACCOMMODATION

### GROUND FLOOR

#### Entrance Hall

#### Office

10'11 x 8'2 (3.33m x 2.49m)

#### Bedroom

7'4 x 10'3 (2.24m x 3.12m)

#### Conservatory

8'7 x 16'6 (2.62m x 5.03m)

### FIRST FLOOR

#### Lounge/Dining Room

17'6 x 16'6 (5.33m x 5.03m)

#### Kitchen

16'6 x 7'2 (5.03m x 2.18m)

### SECOND FLOOR

#### Bedroom

11'6 x 10 (3.51m x 3.05m)

#### Bedroom

11'5 x 8'3 (3.48m x 2.51m)

#### Bedroom

8 x 7'11 (2.44m x 2.41m)

#### Bathroom

### OUTSIDE

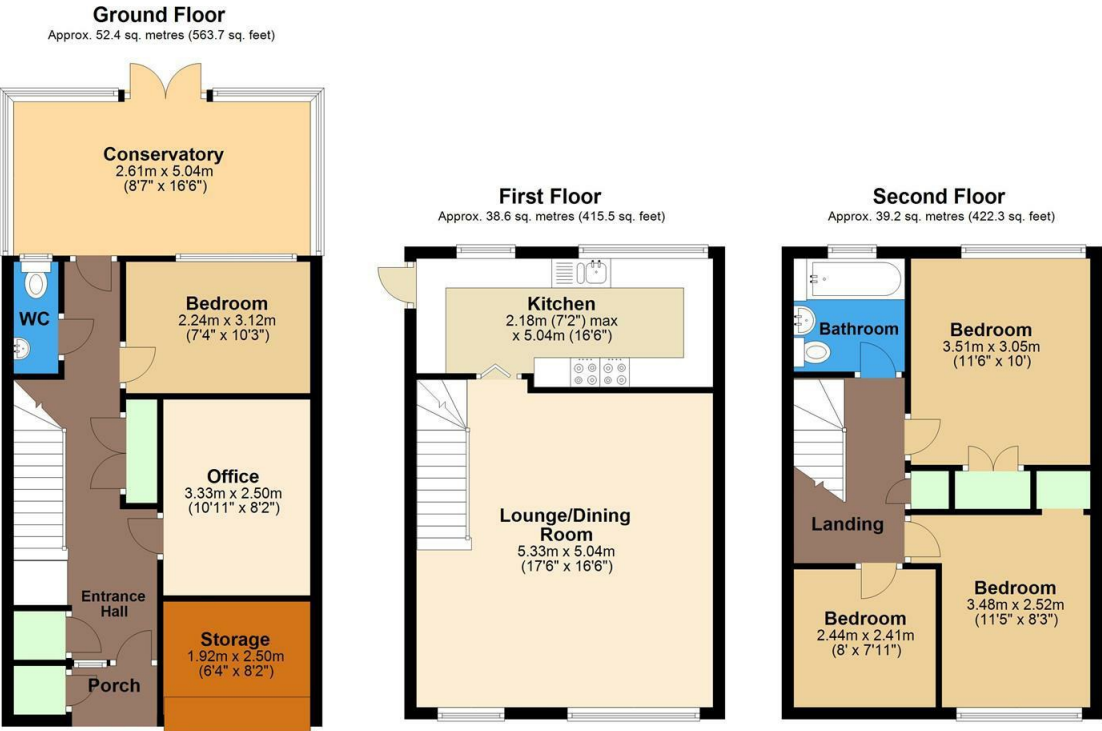
#### Garden

#### Storage

6'4 x 8'2 (1.93m x 2.49m)



Floor Plan



Total area: approx. 130.2 sq. metres (1401.5 sq. feet)

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

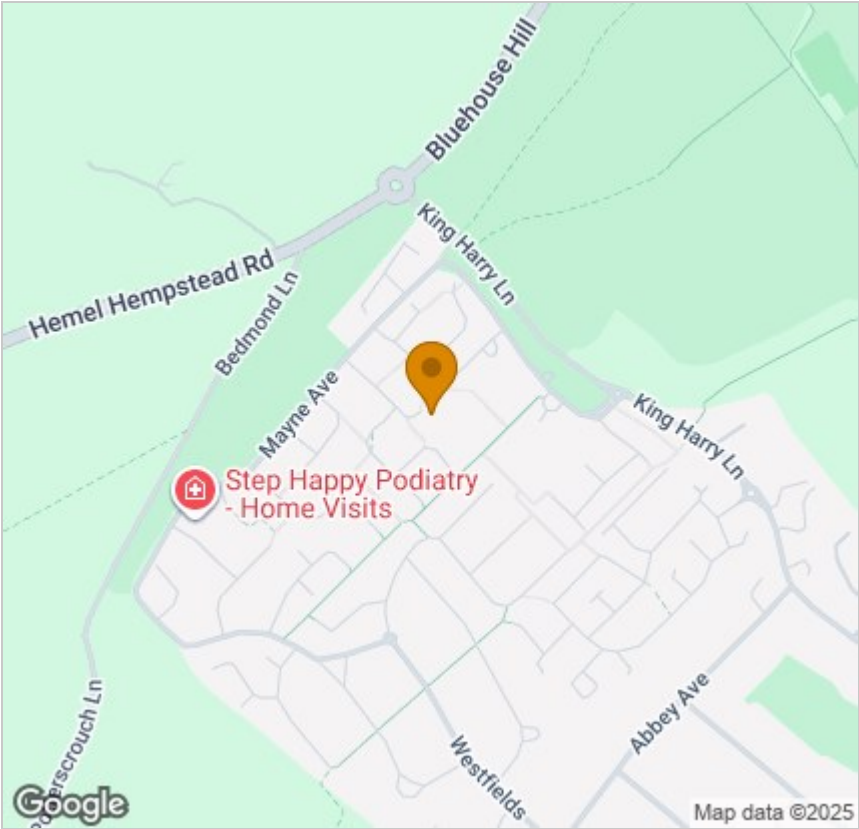
Viewing

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

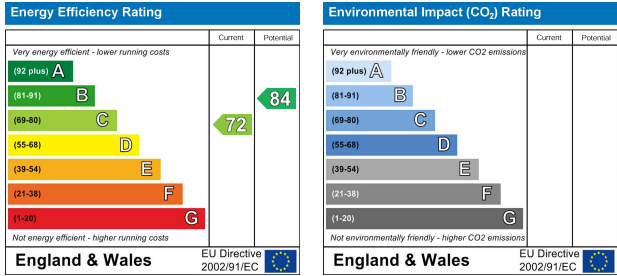
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Area Map



Energy Efficiency Graph



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