



12 Claudian Place, St. Albans, AL3 4JE

Guide price £625,000 Freehold



12 Claudian Place

St. Albans, 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. This property is being sold with the benefit of no on-ward chain.

The property has a large entrance hallway with a W.C. The ground floor with ample storage continues into the first of the bedrooms that looks out to the rear garden which is laid to lawn, with a patio and a shed.

On the first floor there is 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 recesses for appliances and a oven/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 shower over the bath, basin and W.C.

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.

Under the "AI Disclosure Act of 2023", the internal photographs have been furnished and generated using artificial intelligence technology and are meant for illustration purposes only.





ACCOMMODATION

Hallway

Bedroom

10'3 x 6'7 (3.12m x 2.01m)

W.C

Living Room

17'5 x 16'7 (5.31m x 5.05m)

Kitchen

16'3 x 6'3 (4.95m x 1.91m)

Master Bedroom

10'8 x 10'1 (3.25m x 3.07m)

Bedroom

11'6 x 8'5 (3.51m x 2.57m)

Bedroom

7'9 x 7'6 (2.36m x 2.29m)

Bathroom

EXTERNAL

Garage

Driveway

Rear Garden



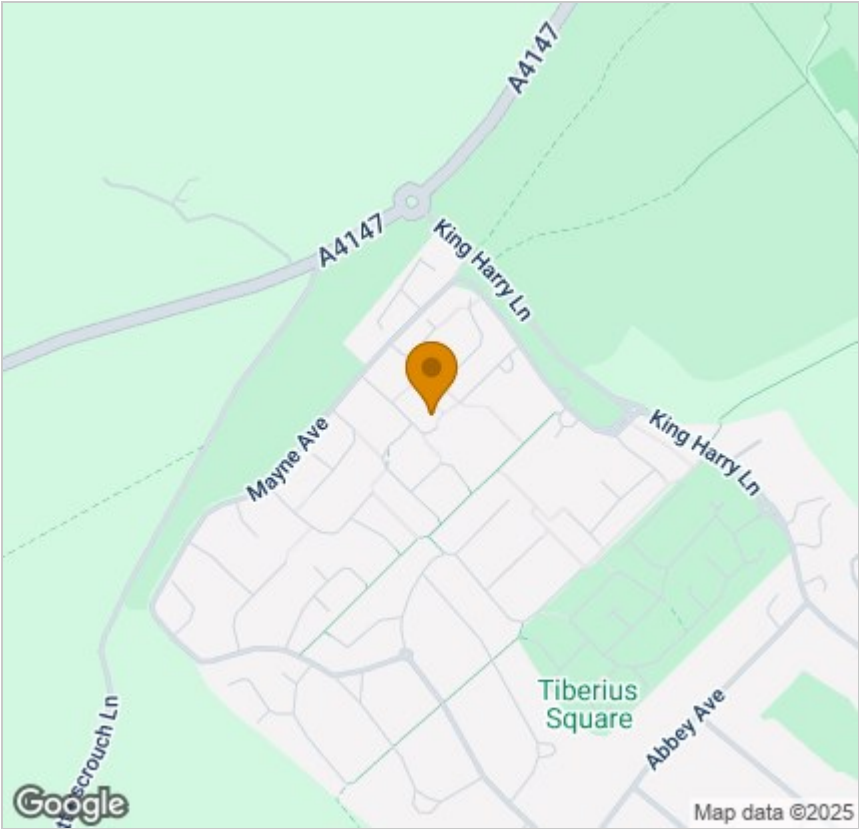
Floor Plan



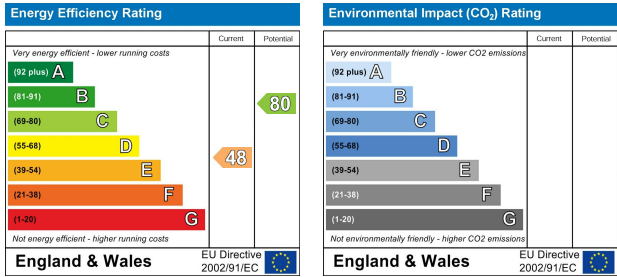
TOTAL FLOOR AREA : 1251 sq.ft. (116.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.

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