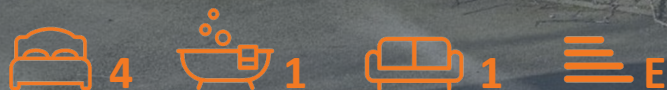




12 Claudian Place, St. Albans, AL3 4JE

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



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph

