



28 Campfield Road, St. Albans, AL1 5JA

Guide price £825,000 Freehold





## 28 Campfield Road

St. Albans, AL1 5JA

This beautifully presented 1930's four-bedroom semi-detached home boasts a rear extension with a vaulted ceiling and a modern kitchen, a loft conversion with an en-suite shower room, a private rear garden, and off-street parking.

Upon entering, you are welcomed by a bright and spacious hallway with stairs leading to the first floor and access to a convenient cloakroom/W.C. The bay-fronted lounge, featuring plantation-style shutters, benefits from a wooden floor and bespoke fitted storage. The family room seamlessly flows into the kitchen where a vaulted ceiling and bi-folding doors open onto the rear garden. The stylish modern kitchen offers a range of two tone wall and base units, complemented by an impressive island unit with breakfast bar.

The first-floor landing enjoys natural light from a side window and provides access to two double bedrooms, a useful study/child's room and a contemporary family bathroom. Stairs lead to the second floor, where the principle bedroom benefits from a dual aspect including garden views and an elegant en-suite shower room.

Externally, the property offers a block-paved driveway providing off-street parking, with an pathway leading to the rear. The delightful rear garden features a patio area—ideal for entertaining—leading to a well-maintained lawn bordered by mature hedges and planting, with further extensive patio area the rear and a useful garden storage lean-to at the side of the house.

Campfield Road is ideally located within walking distance of the mainline train station, a number of popular local primary schools including Fleetville Infants & Juniors, two local parks and all of the local shops and services in Fleetville including a Post Office and Morrisons supermarket







## ACCOMMODATION

Hallway

W.C

Lounge

12'11 x 11'1 (3.94m x 3.38m)

Family Room

12'3 x 9'11 (3.73m x 3.02m)

Kitchen

12'10 x 14'1 (3.91m x 4.29m)

Breakfast area

FIRST FLOOR

Landing

Bedroom

11'5 x 10'11 (3.48m x 3.33m)

Bedroom

12'3 x 9'11 (3.73m x 3.02m)

Study/Childs Bedroom

6'5 x 4'8 (1.96m x 1.42m)

Bathroom

SECOND FLOOR

Master Bedroom

18'1 x 12'9 (5.51m x 3.89m)

En-suite

EXTERNAL

Driveway

Rear Garden



## Floor Plan



Total area: approx. 123.0 sq. metres (1323.7 sq. feet)

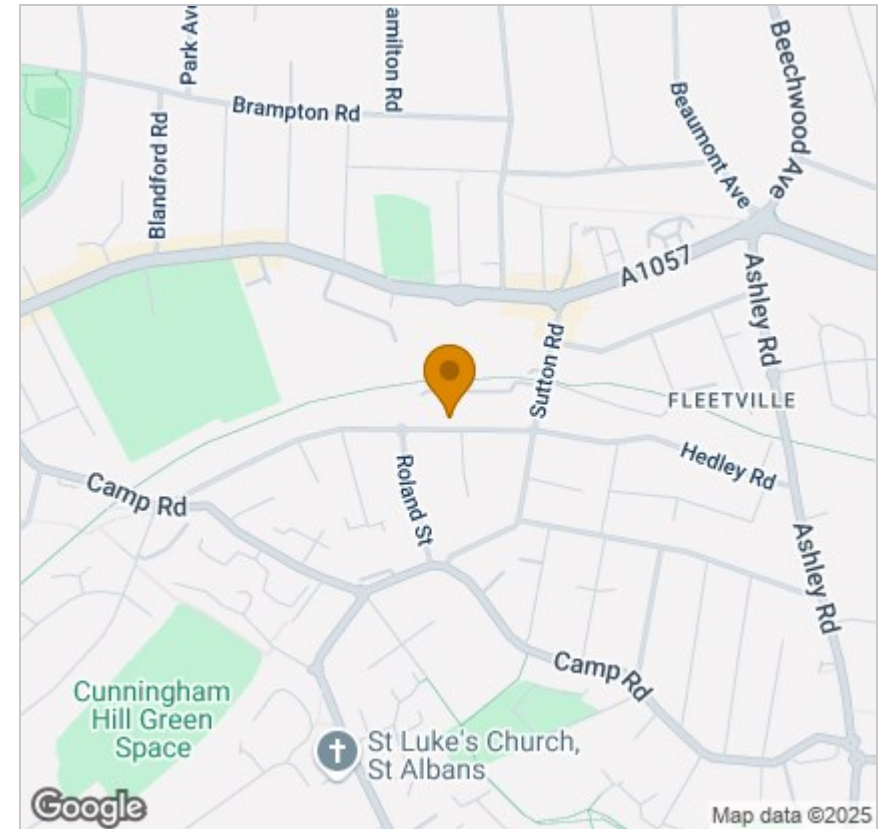
The Floor Plan is not to Scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared with due diligence and whilst we have confidence in the information produced it should not be relied upon. Maximum lengths and widths are represented on the plan. If there are any aspects of particular importance, you should carry out or commission your own inspection of the property. Copyright © SKMSTUDIO  
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## 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

