



301A Camp Road, St. Albans, Hertfordshire AL1 5NR

Guide price £295,000 Leasehold





## 301A Camp Road

St. Albans, Hertfordshire AL1 5NR

Set within a popular residential area, this beautifully presented one double bedroom first-floor converted maisonette benefits from its own private rear garden, off-street parking, and a long lease of approximately 175 years remaining.

The property is accessed via a private entrance leading into a welcoming hallway, with stairs rising to the first-floor landing. Here, you'll find access to a generous loft space, a handy storage cupboard, and doors to all principal rooms. The bright and spacious lounge features a large south-facing window that floods the room with natural light, complemented by a charming period-style fireplace and wood-effect flooring. The living area flows seamlessly into a dual-aspect modern kitchen/diner, fitted with a range of quality white wall and base units, integrated appliances, and recesses for additional appliances—ideal for both cooking and entertaining.

The generous double bedroom enjoys views over the rear garden and is enhanced by another period-style fireplace. A contemporary white bathroom suite completes the accommodation, offering a bath with shower over, wash basin, and W.C.

Outside, the block-paved driveway provides one off-street parking space. A side gate gives access to the private rear garden, which features a large patio area—perfect for outdoor dining—as well as a substantial lawn.

Camp Road is a well-regarded residential street within easy reach of popular primary schools and the sought-after Samuel Ryder Academy. St Albans City station, offering fast services to London St Pancras International, is under a mile away, while Highfield Park and a range of local shops are conveniently close by.







## ACCOMMODATION

Entrance Hall

Landing

lounge

15'3 x 11'0 (4.65m x 3.35m)

Kitchen/Breakfast Room

10'11 x 9'6 (3.33m x 2.90m)

Bedroom

12'6 x 10'3 (3.81m x 3.12m)

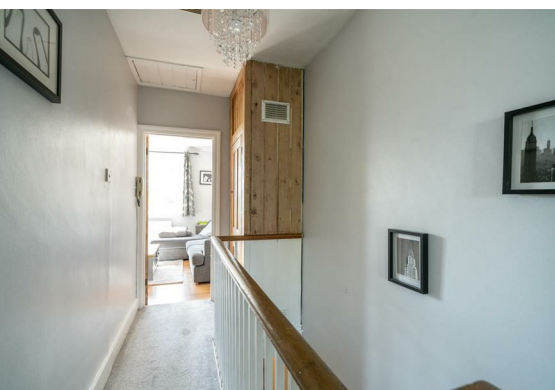
Bathroom

## EXTERIOR

Frontage/Parking

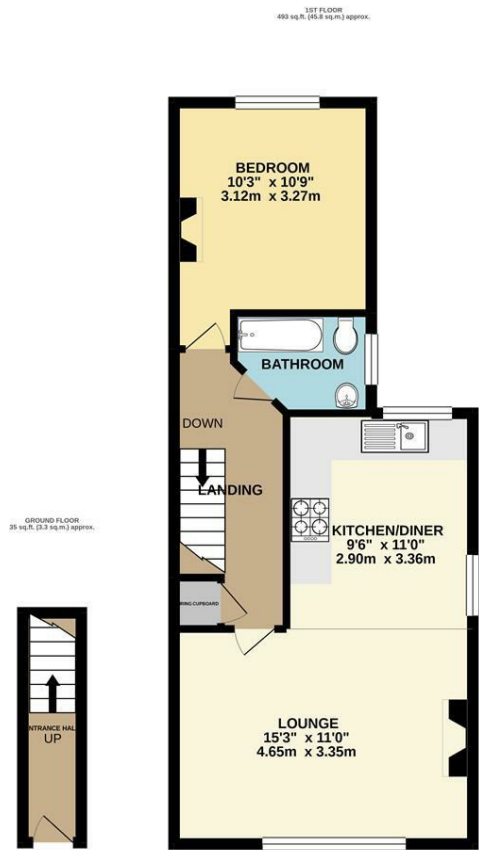
Rear Garden

LEASEHOLD - 175 Years Remaining





Floor Plan



TOTAL FLOOR AREA : 528 sq.ft. (49.1 sq.m.) approx.

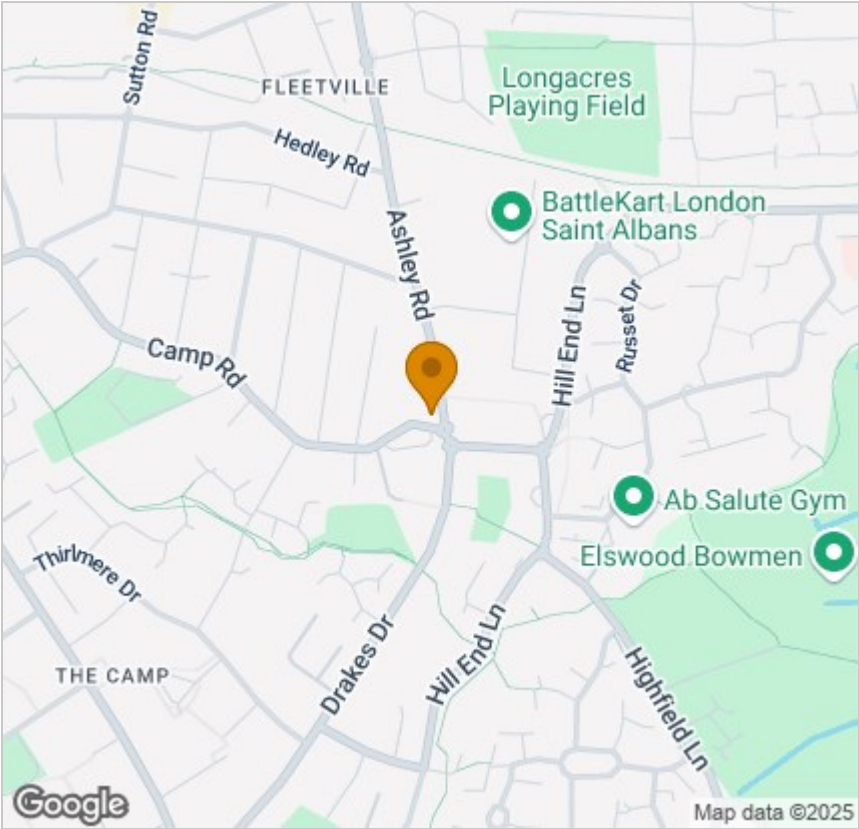
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

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Area Map



Energy Efficiency Graph

