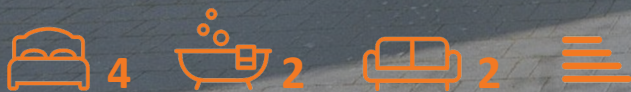




33 Burleigh Road, St. Albans, AL1 5DH

Guide price £750,000 Freehold





## 33 Burleigh Road

St. Albans, AL1 5DH

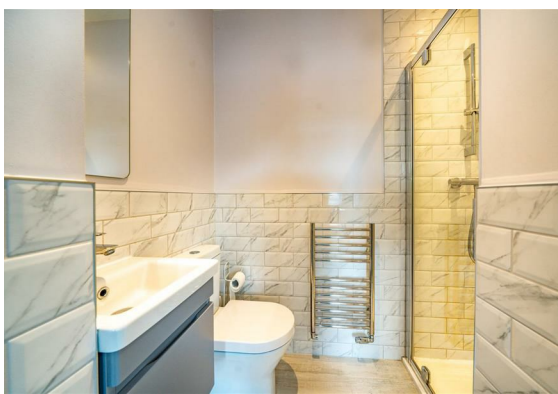
A stylish and well-presented four-bedroom home, built circa 2011, offering generously proportioned accommodation arranged over three floors — all within 680 metres of the highly regarded Beaumont Secondary School and just 500 metres from Fleetville Primary School.

The property begins with a welcoming entrance hall, complete with stairs to the first floor and access to a convenient cloakroom/W.C. The bright and spacious ground floor accommodation is designed with modern living in mind, featuring a stunning open-plan kitchen/dining/living area. This space enjoys a part-vaulted ceiling and large glass doors that open onto a sunny, sunny aspect rear garden — perfect for entertaining and everyday family life.

On the first floor, a landing leads to the principal bedroom, which benefits from a stylish en-suite shower room. There is also a further double bedroom overlooking the rear garden, along with a contemporary family bathroom. The second floor landing provides access to two additional bedrooms, one of which features an impressive vaulted ceiling.

Externally, the home offers a paved frontage providing off-street parking, while the rear garden enjoys a patio area ideal for outdoor dining, leading to a lawn surrounded by mature plants and shrubs. The garden also benefits from rear access onto Ashley Road.

Burleigh Road is a quiet, no-through road conveniently located for excellent local schools including Beaumont Secondary and Fleetville Primary. The popular Fleetville area offers a vibrant mix of shops, cafes, and services, while St Albans City Station — with fast trains to St Pancras International — is approximately one mile away.







## ACCOMMODATION

Hallway

Cloakroom/ W.C.

Lounge

12'2" x 12'11" (3.72 x 3.96)

Kitchen/ Dining Room

21'5" x 9'8" (6.55 x 2.95)

## FIRST FLOOR

Bedroom 1

11'1" x 12'11" (3.38 x 3.96)

En-suite

Bathroom

Bedroom 2

8'2" x 12'11" (2.50 x 3.96)

## SECOND FLOOR

Bedroom 3

14'2" x 12'11" (4.32 x 3.96)

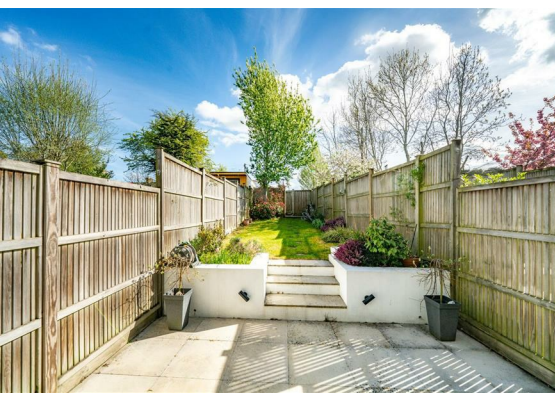
Bedroom 4

9'5" x 9'10" (2.88 x 3.00)

## OUTSIDE

Frontage

Rear Garden





Floor Plan



Total area: approx. 106.0 sq. metres (1140.8 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

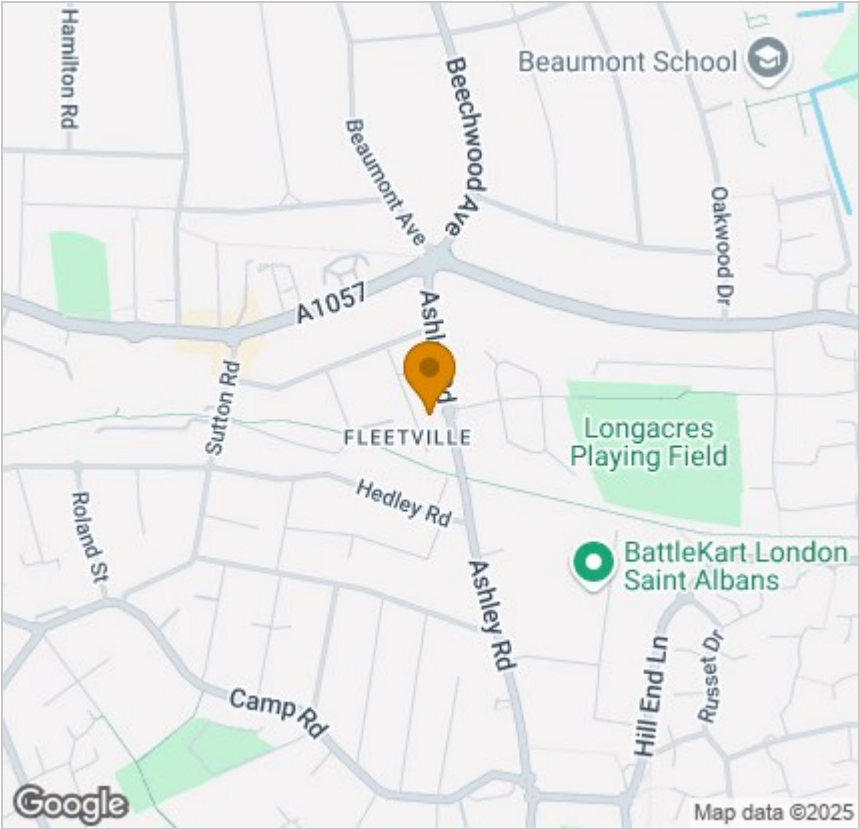
Plan produced using PlanUp.

Viewing

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

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.

Area Map



Energy Efficiency Graph

