



37 Campfield Road, St. Albans, AL1 5HT

Guide price £700,000 Freehold



Paul Barker  
ESTATE AGENTS



## 37 Campfield Road

St. Albans, AL1 5HT

Situated on a generous corner plot, this 1930s semi-detached house offers tremendous potential for renovation, extension, or even the construction of a new home to the side (subject to planning permission). Positioned with a detached double garage at the rear—accessed via Roland Street—the property presents an exciting opportunity for those looking to create their ideal home.

The accommodation begins with a porch leading into a welcoming entrance hall, complete with stairs to the first floor and doors to all ground floor rooms. The lounge features a bay window, original fireplace, and exposed wooden floorboards. Adjacent is a separate dining room, also with a fireplace and direct access to the rear garden through large windows and doors. The kitchen is basic but functional, fitted with a range of wall and base units, a rear-facing window, and a side door providing external access.

Upstairs, the first-floor landing gives access to a loft hatch and all bedrooms. There are two generous double bedrooms—each with a fireplace—and a well-proportioned single bedroom. The bathroom includes a roll-top bath, basin, and W.C.

Externally, the front garden wraps around to the side of the house, screened by established hedging for privacy. The sunny, south-facing rear garden is mainly laid to lawn with a pathway leading to two garages and two off-street parking spaces.

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

**Porch**

**Entrance Hall**

**Lounge**

13'10 x 10'10 (4.22m x 3.30m)

**Dining Room**

12'3 x 9'10 (3.73m x 3.00m)

**Kitchen**

12'5 x 7'5 (3.78m x 2.26m)

## FIRST FLOOR

**Bedroom**

7'9 x 6'6 (2.36m x 1.98m)

**Bedroom**

11'7 x 10'10 (3.53m x 3.30m)

**Bedroom**

12'4 x 9'11 (3.76m x 3.02m)

**Bathroom**

## EXTERNAL

**Front Garden**

**Rear Garden**

50 (15.24m)

**Double garage**

33'5 x 16'8 (10.19m x 5.08m)



Floor Plan



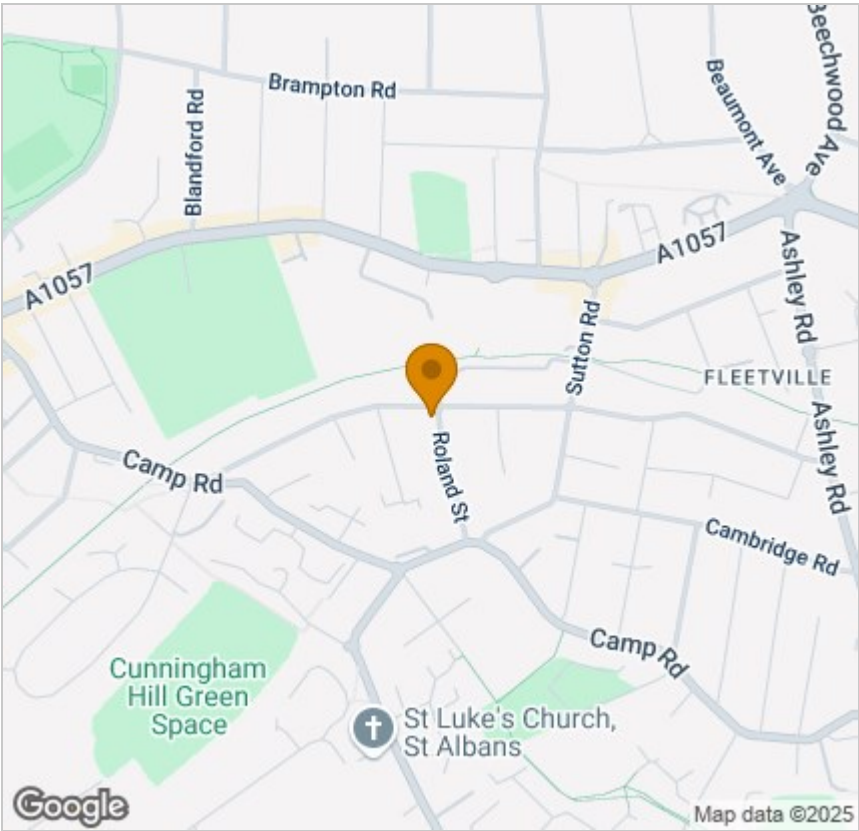
Viewing

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

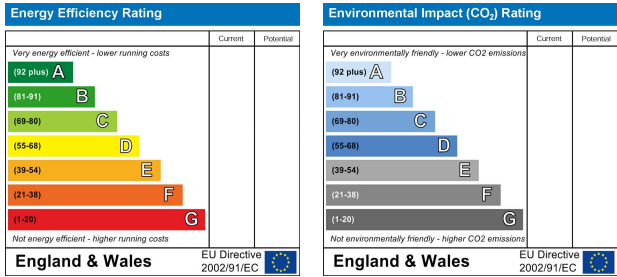
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Area Map



Energy Efficiency Graph



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