



7 Carlbury Close, St. Albans, AL1 5DR

Guide price £455,000 Freehold



Paul Barker  
ESTATE AGENTS

## 7 Carlbury Close

St. Albans, AL1 5DR

A well presented two double bedroom, end of terrace property with off-street parking for two cars and positioned in a quiet close in the desirable Fleetville area of St Albans.

The accommodation begins with a covered porch with a storage cupboard and a front door opening into an entrance hall with doors to all rooms. The modern fitted kitchen has a range of high gloss wall and base units with an integrated oven, induction hob, extractor fan, recess for white goods and a window with a front aspect. The bright and spacious lounge features a dining area and sliding double doors opening on to a sociable patio and wonderful rear garden with a shed.

The first floor landing has doors to rooms and hatch to the loft space. The generous master bedroom overlooks the rear garden and the spacious second bedroom has a window to the front and a useful storage cupboard. There is a family bathroom with a white suite including a bath with a shower above, W.C and sink.

Externally, steps lead to the front door and there's off street car parking for two cars. The wonderfully private rear garden has a patio leading to a generous lawn with a shed and a range of established shrubs and bushes.

Carlbury Close is conveniently located within walking distance of the mainline train station, a number of popular local primary schools including Camp and Fleetville Infants & Juniors and Beaumont Senior school. There are also local shops and services in Fleetville including a Post Office and Morrisons supermarket within a short walk.





## ACCOMMODATION

Porchway and Storage Cupboard

Hallway

Kitchen

9'11 x 5'10 (3.02m x 1.78m)

Living Room

15'7 x 11'9 (4.75m x 3.58m)

## FIRST FLOOR

Landing

Bedroom

9'3 x 11'9 (2.82m x 3.58m)

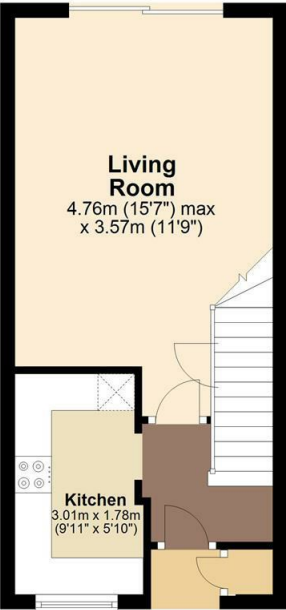
Bathroom

Bedroom 10' x 11'9

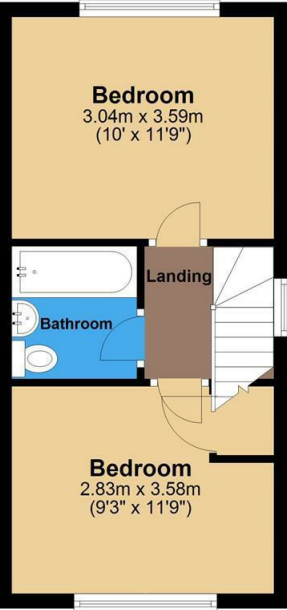


Floor Plan

**Ground Floor**  
Approx. 27.8 sq. metres (299.1 sq. feet)



**First Floor**  
Approx. 28.2 sq. metres (304.0 sq. feet)



Total area: approx. 56.0 sq. metres (603.1 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 dilligence 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 imprtance, you should carry out or commission your own inspection of the property. Copyright © SKMSTUDIO  
Plan produced using PlanUp.□

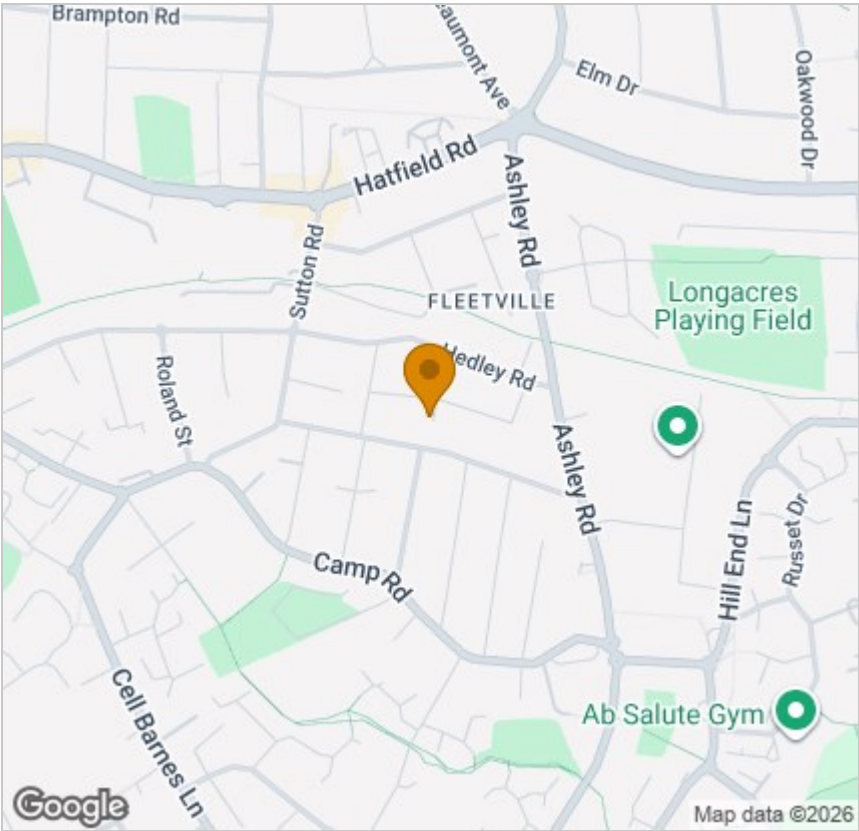
Viewing

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

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Area Map



Energy Efficiency Graph

