



66 Brampton Road, St. Albans, AL1 4PX

Guide price £1,000,000 Freehold



66 Brampton Road

St. Albans, AL1 4PX

Situated in the heart of Fleetville, this beautifully presented Victorian bay-fronted home blends period charm with stylish modern living. It benefits from a sunny south-facing rear garden and off-street parking.

A covered porch and part-glazed front door lead into a welcoming hallway, opening into a bright open-plan lounge and dining room. Features include plantation shutters, a bay window, an attractive fireplace, and herringbone wood flooring that flows throughout. A door leads to a convenient cloakroom/WC, and a square archway opens into a modern kitchen with a part-vaulted ceiling, roof windows, and sliding doors to the garden. The kitchen is fitted with sleek units, integrated appliances, a central island, and continued herringbone flooring.

Upstairs, the first floor offers three bedrooms, including a spacious front room with twin sash windows and a feature fireplace. Two further bedrooms overlook the rear garden, and a recently refitted bathroom includes a bath with waterfall shower, basin with storage, and WC.

The second floor hosts the principal bedroom with dual aspect windows, a walk-in wardrobe, and a stylish en-suite featuring a wet-room style shower. There is also useful eaves storage.

Outside, the front garden is enclosed by a low brick wall and railings, with a tiled path to the front door. The rear garden includes a patio for entertaining, a lawn with raised beds, and a gate providing access to off-street parking via Sandfield Road.

Brampton Road is ideally located within walking distance of the mainline station, Clarence Park, Fleetville's shops and cafes, and sought-after schools including Fleetville Primary, Beaumont, and Verulam Secondary schools.





ACCOMMODATION

Porch

Hallway

Lounge

13 x 9'11 (3.96m x 3.02m)

Dining Room

11'6 x 13'5 (3.51m x 4.09m)

Kitchen/Family Room

15'5 x 13'1 (4.70m x 3.99m)

FIRST FLOOR

Landing

Bedroom 1

11 x 13'1 (3.35m x 3.99m)

Bedroom 2

9'2 x 7'10 (2.79m x 2.39m)

Bedroom 3

7'10 x 7'11 (2.39m x 2.41m)

Bathroom

SECOND FLOOR

Landing

Bedroom 4

16 x 9'9 (4.88m x 2.97m)

Walk in Wardrobe

En-suite

Eaves Storage

OUTSIDE

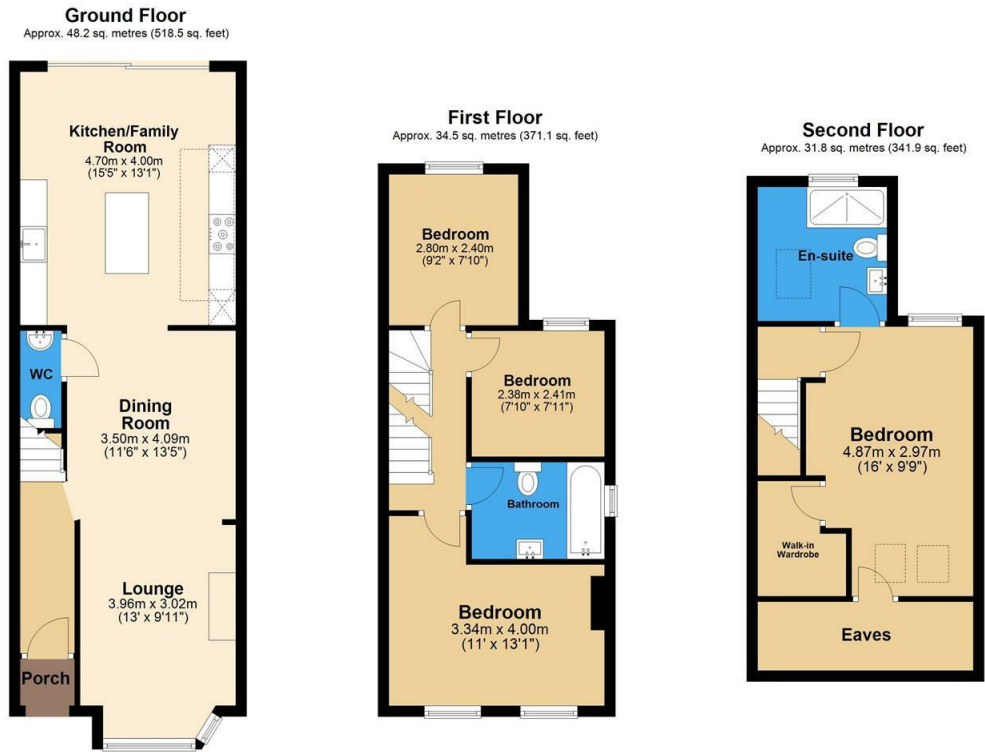
Frontage

Rear Garden

Off Street Parking



Floor Plan



Total area: approx. 114.4 sq. metres (1231.5 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.

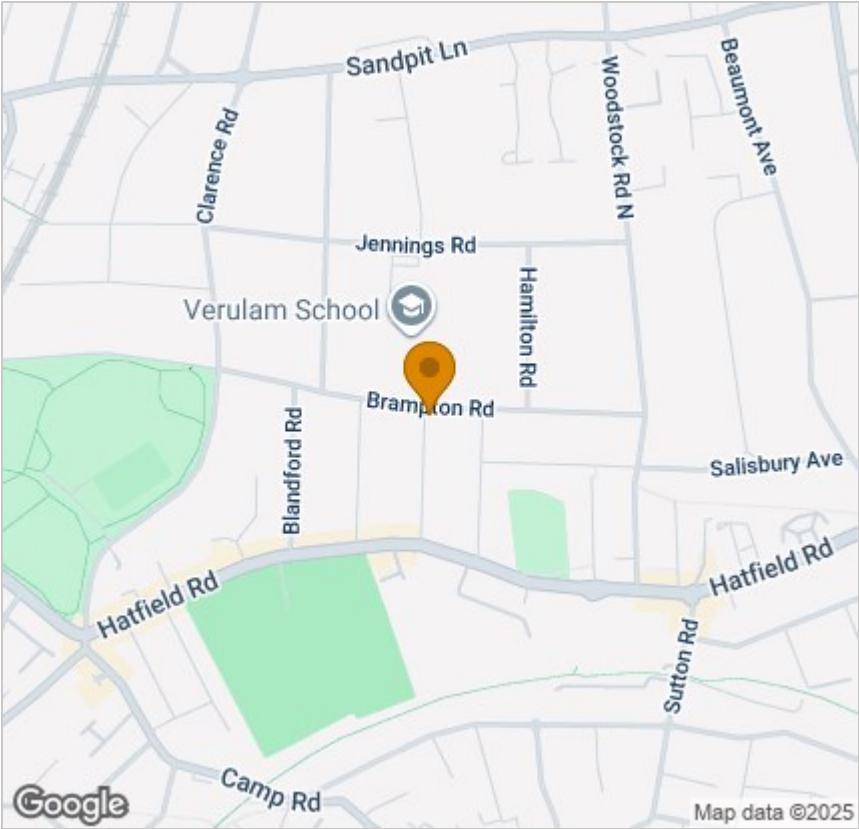
Viewing

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

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Area Map



Energy Efficiency Graph

