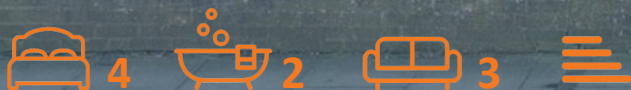**92 Brampton Road, St. Albans, AL1 4PX**

Guide price £975,000 Freehold

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Paul Barker
ESTATE AGENTS

92 Brampton Road

St. Albans, AL1 4PX

An outstanding bay-fronted Victorian four-bedroom home, situated in the highly sought-after Fleetville area of St Albans close to shops, excellent schools, parks and the train station. This beautifully presented property has been tastefully extended and arranged over three floors, offering spacious accommodation with the added benefit of a private south-facing rear garden.

The home welcomes you with a covered entrance porch and a part-glazed front door leading into a bright and inviting hallway, featuring a staircase to the first floor and access to the main living areas. The elegant lounge boasts a generous bay window, a period-style working fireplace, and exposed wood flooring, creating a warm and characterful space.

The heart of the home is the impressive open-plan kitchen/dining/family room. This sociable space begins with a cosy seating area around a log burner, seamlessly flowing into the kitchen and dining area, which features a part-vaulted ceiling and bi-folding doors opening to the rear garden. The high-quality fitted kitchen includes a range of base units with integrated appliances and an island unit with an inset sink, making it both stylish and functional.

On the first floor, the landing provides access to a front-facing double bedroom with two sash windows and a feature fireplace, a further bedroom overlooking the rear garden, and a spacious family bathroom. The bathroom is designed with a contemporary walk-in shower, a vanity basin with storage, and a W.C. A staircase leads to the second floor, where you'll find a bright, dual-aspect bedroom with a Juliette balcony and an en-suite shower room, along with an additional bedroom offering garden views.

Externally, the property features an attractive frontage with a low-level wall and hedge for privacy. The south-facing rear garden is a wonderful outdoor retreat, boasting a generous patio area, ideal for entertaining, as well as a lawn surrounded by established plants and shrubs.

ACCOMMODATION

Entrance Hall

Kitchen/Dining Area
15'0 x 14'3 (4.57m x 4.34m)

Family Area
11'10 x 11'9 (3.61m x 3.58m)

Lounge
14'0 x 10'10 (4.27m x 3.30m)

FIRST FLOOR

Landing

Bedroom
14'6 x 11'5 (4.42m x 3.48m)

Bedroom
9'5 x 8'10 (2.87m x 2.69m)

Shower Room

SECOND FLOOR

Landing

Bedroom
14'11 x 9'5 (4.55m x 2.87m)

Bedroom
9'6 x 9'0 (2.90m x 2.74m)

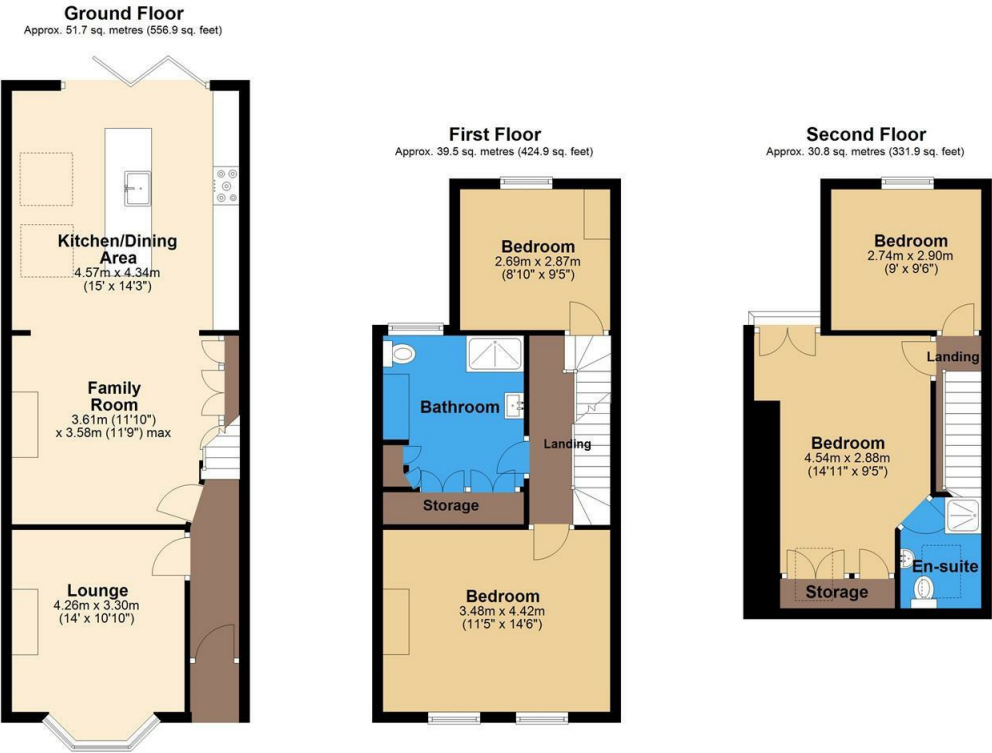**En-Suite**

OUTSIDE

Frontage

Rear Garden
45 (13.72m)

Floor Plan

Ground Floor
Approx. 51.7 sq. metres (556.9 sq. feet)

Kitchen/Dining Area
4.57m x 4.34m
(15' x 14'3")

Family Room
3.61m (11'10")
x 3.58m (11'9") max

Lounge
4.26m x 3.30m
(14' x 10'10")

First Floor
Approx. 39.5 sq. metres (424.9 sq. feet)

Bedroom
2.69m x 2.87m
(8'10" x 9'5")

Bathroom

Landing

Storage

Bedroom
3.48m x 4.42m
(11'5" x 14'6")

Second Floor
Approx. 30.8 sq. metres (331.9 sq. feet)

Bedroom
2.74m x 2.90m
(9' x 9'6")

Landing

Bedroom
4.54m x 2.88m
(14'11" x 9'5")

Storage

En-suite
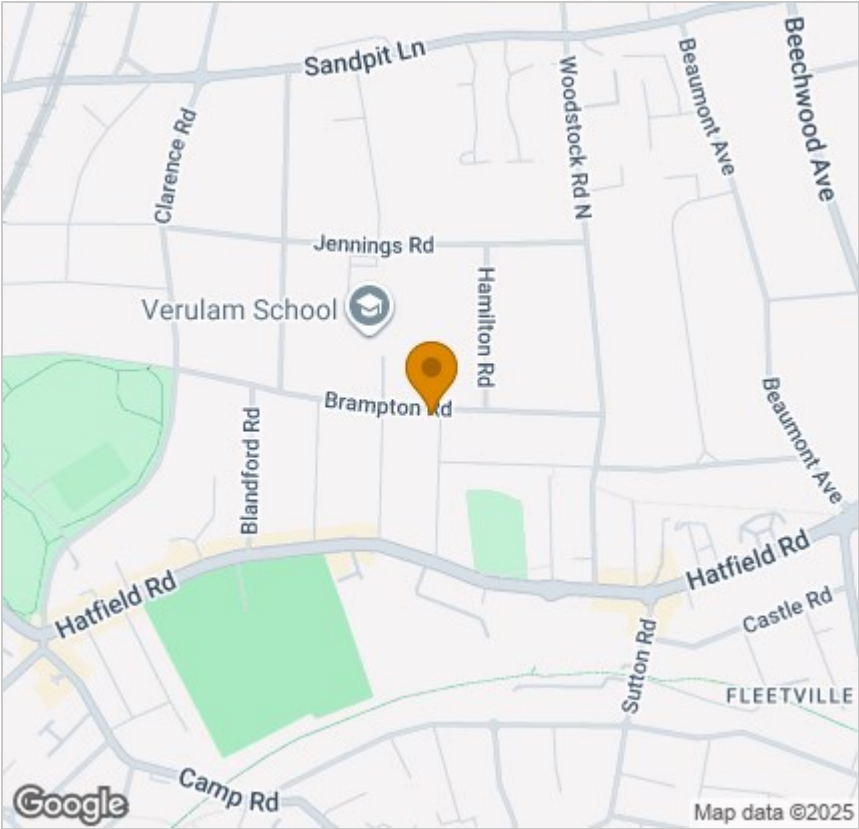
Total area: approx. 122.0 sq. metres (1313.6 sq. feet)

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.

Area Map

Energy Efficiency Graph

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales — EU Directive 2002/91/EC

Environmental Impact (CO$_2$) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		

England & Wales — EU Directive 2002/91/EC

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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