



## Cambridge Road

St. Albans | Hertfordshire | AL1 5LH

£750,000

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# STEP INSIDE

## Cambridge Road

Meticulously renovated by the current owners, this property showcases a stunning loft conversion and a newly fitted, modern kitchen equipped with high-end integrated appliances, including a double oven, 5-ring gas hob, dishwasher, and a sleek built-in breakfast bar. The home's contemporary bathrooms further elevate its appeal, while the spacious and thoughtfully designed layout offers two welcoming reception rooms, complete with a charming cast iron fireplace and bespoke built-in storage. The fully equipped kitchen/breakfast area flows effortlessly, creating a perfect hub for daily life.

Upstairs, you'll find four bedrooms, a dedicated study, a stylish family bathroom, and a sleek shower room—ideal for a growing family or home office setup. Outside, the beautifully landscaped rear garden provides an idyllic space for relaxation and entertainment, featuring a timber shed and convenient rear access.













# STEP OUTSIDE

## Cambridge Road

Living on Cambridge Road in the AL1 area offers a perfect balance of convenience, community, and quality of life. Situated in one of the most desirable neighbourhoods of St Albans, this location provides a unique blend of tranquillity while keeping you close to everything you need.

One of the standout benefits is its proximity to St Albans City Station, which is just a short walk away. This makes commuting to London a breeze, with frequent trains reaching St Pancras International in under 30 minutes—perfect for professionals seeking easy access to the city without compromising on a peaceful home environment.

Cambridge Road is also ideally positioned for access to local amenities. A vibrant mix of shops, cafés, and restaurants can be found nearby, giving residents a wealth of choices for dining, shopping, and socializing. Whether you're looking for everyday essentials or a place to relax over a coffee, everything is just a stone's throw away. The town centre, with its bustling markets, historic landmarks, and cultural attractions, is only a short stroll from the doorstep, ensuring you're never far from the action.

Families will particularly appreciate the excellent selection of highly rated schools in the area. Both primary and secondary schools within the AL1 postcode are renowned for their strong academic performance, making this a great choice for those with children. The combination of educational excellence, ease of transport, and vibrant local amenities makes living on Cambridge Road an exceptional choice for families, professionals, and anyone looking to enjoy the best of St Albans.





Approximate Gross Internal Area  
 Ground Floor = 50.5 sq m / 543 sq ft  
 First Floor = 50.0 sq m / 538 sq ft  
 Second Floor = 32.3 sq m / 348 sq ft  
 Total = 132.8 sq m / 1,429 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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- Four Bedrooms
- Study
- Lounge
- Dining Room
- Fully Fitted Kitchen/Breakfast Room
- Family Bathroom
- Shower Room
- Landscaped Rear Garden with Rear Access
- Original Features
- Great Location

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>82</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	<b>67</b>	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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