



Connells

Claudian Place
St. Albans



Property Description

Currently arranged to provide flexible accommodation, the property lends itself naturally to four well-proportioned bedrooms, making it ideal for modern family life.

On arrival, a welcoming central hallway leads to all principal rooms and includes a cloakroom and useful under stairs storage. The impressive through reception room enjoys a dual aspect with sliding doors opening onto the rear garden, flowing seamlessly into a bright dining area with a bay window to the front aspect. The stylish fitted kitchen/breakfast room is both practical and well positioned, with garden views, ample storage, and direct side access through to a useful study/reception room and handy internal access to the garage.

Upstairs, the light filled landing leads to four good sized bedrooms, alongside an en-suite shower room to the principal bedroom, plus an additional family bathroom. The layout offers excellent flexibility for growing families, guest rooms, or home working.

Externally, the home benefits from driveway parking, a garage, plus a tastefully landscaped and private rear garden.

Conveniently located close to local schools, shops, and amenities, this is a home that delivers both comfort and potential in an excellent setting.

Properties in this location tend to sell very quickly, thus an early appointment to view comes highly recommended by the selling agent.



Lounge

22' x 12' 10" (6.71m x 3.91m)

Dining Room

9' 6" x 8' 10" (2.90m x 2.69m)

Kitchen

22' 8" x 8' 6" (6.91m x 2.59m)

Study

16' 5" x 7' 10" (5.00m x 2.39m)

Bedroom One

16' 9" x 9' 10" (5.11m x 3.00m)

Bedroom Two

12' 6" x 8' 10" (3.81m x 2.69m)

Bedroom Three

12' 6" x 8' 10" (3.81m x 2.69m)

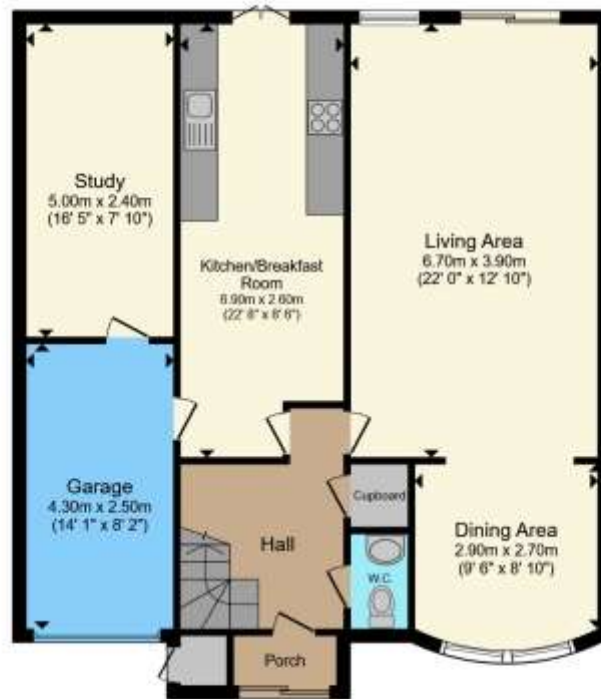
Bedroom Four

9' x 7' 10" (2.74m x 2.39m)









Ground Floor



First Floor

Total floor area 157.3 m² (1,693 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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38 Chequer Street
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EPC Rating: C Council Tax
 Band: F

Tenure: Freehold

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