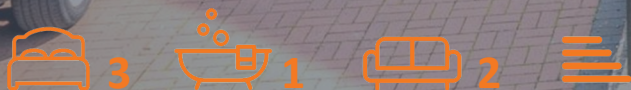




54 Camlet Way, St. Albans, AL3 4TL

Guide price £825,000 Freehold



54 Camlet Way

St. Albans, AL3 4TL

A bright and spacious three bedroom house in a popular development in the conservation area close to St Michael's Village and Verulamium Park. The property is offered with the potential to extend into the loft and converting the garage into habitable living space (subject to planning and building regulations).

The property is beautifully maintained throughout with stylish decoration and a wonderful open-plan kitchen/diner with bi-folding doors opening to the private rear garden. In addition the ground floor offers a welcoming entrance hall, cloakroom and comfortable lounge with a bay window. The first floor provides a master bedroom with an extensive range of fitted wardrobes, a second double bedroom, a generous single bedroom with built-in wardrobes and a modern stylish bathroom.

Externally the block paved frontage provides ample off street parking leading to a double length garage. To the rear is a wonderfully private 50ft garden with a paved patio area leading to a lawn with mature hedges to the rear.

Camlet Way is a highly sought after address close to St Michael's Village and moments walk to Verulamium Park and Lakes and situated within easy reach of the city centre and the mainline station into central London (St Pancras International). There is also the Ofsted rated "Outstanding" St Michael's Primary school, picturesque local pubs and Waffle House restaurant just moments walk away.





ACCOMMODATION

Entrance Hall

Cloakroom/W.C

Lounge

10'9 x 10'8 (3.28m x 3.25m)

Kitchen/Dining Room

18'3 x 16'8 max (5.56m x 5.08m max)

FIRST FLOOR

Landing

Bedroom 1

12'7 x 12'3 (3.84m x 3.73m)

Bedroom 2

12'11 x 12'3 max (3.94m x 3.73m max)

Bedroom 3

9'9 x 8'9 (2.97m x 2.67m)

Bathroom

OUTSIDE

Garage

27'11 x 10'4 (8.51m x 3.15m)

Frontage/Driveway

Rear Garden

50 (15.24m)

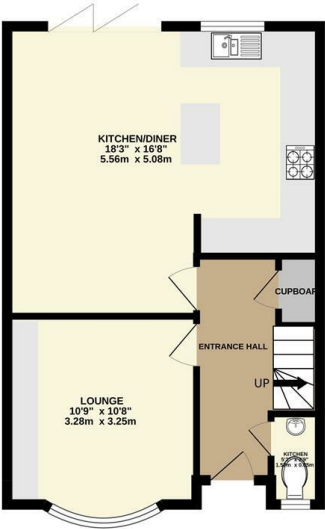


Floor Plan

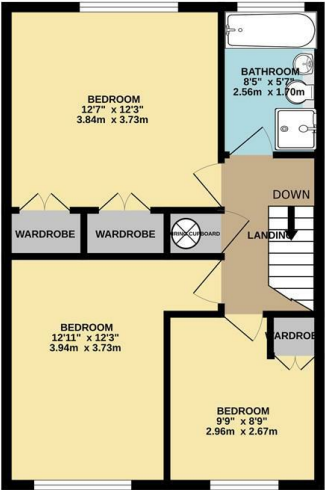
BASEMENT LEVEL
292 sq.ft. (27.2 sq.m.) approx.



GROUND FLOOR
486 sq.ft. (45.1 sq.m.) approx.



1ST FLOOR
483 sq.ft. (44.9 sq.m.) approx.



TOTAL FLOOR AREA : 1261 sq.ft. (117.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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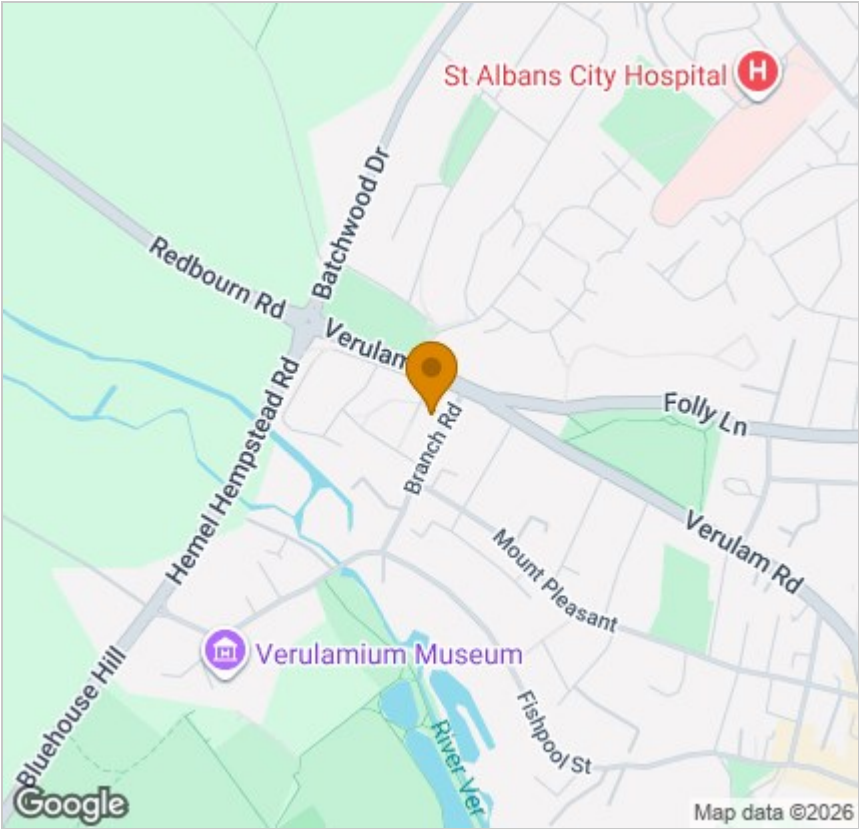
Viewing

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

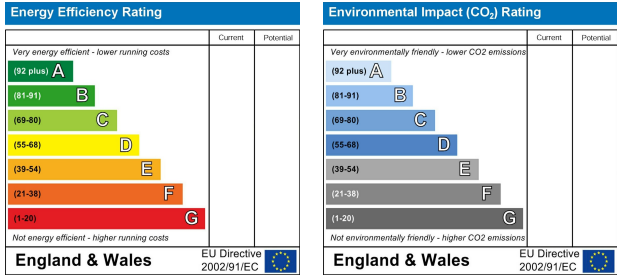
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Area Map



Energy Efficiency Graph



Paul Barker
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