



114 Cambridge Road, St Albans, AL1 5LG

Guide price £639,500 Freehold



Paul Barker  
ESTATE AGENTS

## 114 Cambridge Road

St Albans, AL1 5LG

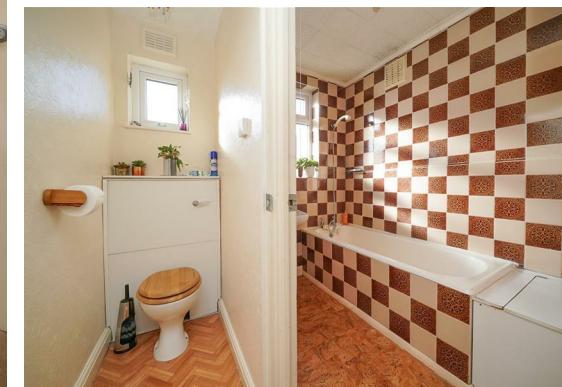
A 1930s bay-fronted semi-detached home with approved planning permission for side, rear, and loft extensions. Once complete, the property would offer an impressive 1,573 sq. ft / 146.2 sq. m of accommodation, creating a superb four-bedroom, two-bathroom family house. The approved plans include an open-plan kitchen, dining, and family room with bi-folding doors opening onto a private southwest facing garden, ideal for modern living and entertaining.

The current property offers scope for modernisation or reconfiguration and comprises a welcoming entrance hall with stairs to the first floor, doors to a bright bay-fronted lounge, and a sociable dining room leading to a rear addition with a light-filled sitting room featuring two side windows and sliding patio doors to the garden. There is also a functioning basic kitchen with a door providing access to the side. The first-floor landing has a hatch to the loft and doors to three bedrooms, a family bathroom, and a separate WC.

Externally, the property enjoys a pleasant frontage with a low-level brick wall and a driveway with double gates leading to a detached garage. The attractive, private south-facing rear garden features a patio area and lawn, offering an excellent outdoor space for relaxation and entertaining.

Cambridge Road is situated in the popular Fleetville area of St Albans, close to a wide range of shops and services, several excellent primary and secondary schools, and the green open spaces of nearby parks.





## ACCOMMODATION

### Entrance Hall

### Lounge

12'6 x 12'1 (3.81m x 3.68m)

### Dining Room

11'5 x 10'7 (3.48m x 3.23m)

### Sitting Room

12'1 x 10'4 (3.68m x 3.15m)

### Kitchen

7'11 x 6'11 (2.41m x 2.11m)

## FIRST FLOOR

### Bedroom 1

11'6 x 10'6 (3.51m x 3.20m)

### Bedroom 2

11'2 x 9'11 (3.40m x 3.02m)

### Bedroom 3

7'5 x 7 (2.26m x 2.13m)

### Bathroom

6'11 x 5'3 (2.11m x 1.60m)

### WC

## OUTSIDE

### Front Garden

### Driveway

### Garage

### South Facing Rear Garden

## Floor Plan



TOTAL FLOOR AREA : 928 sq.ft. (86.2 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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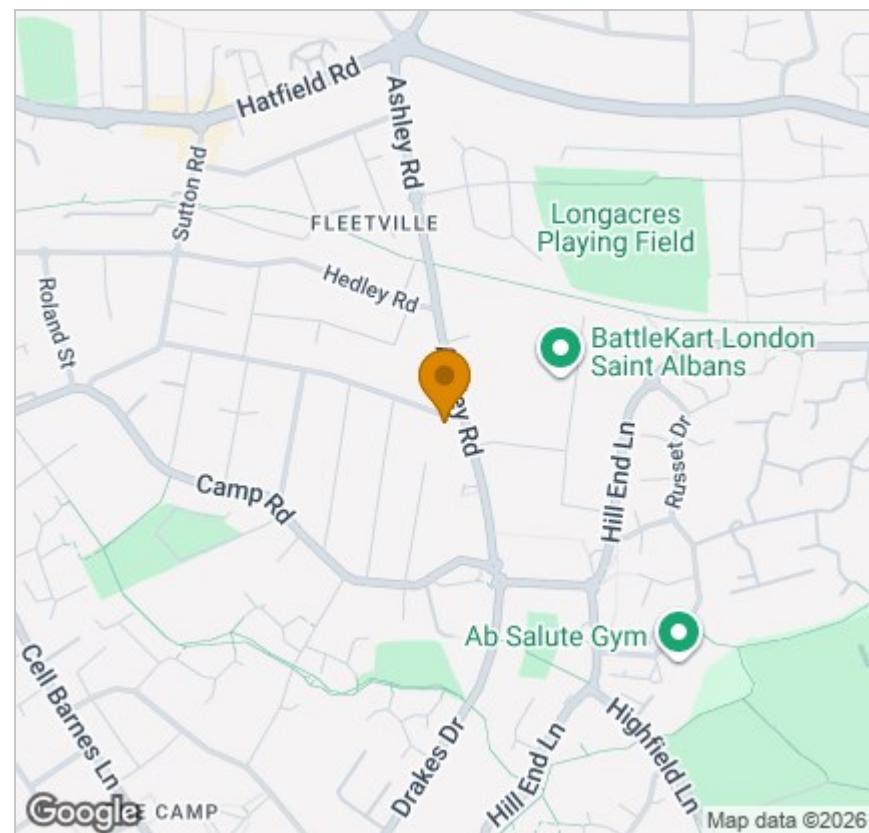
## Viewing

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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## 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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	