



Brampton Road, St. Albans AL1 4PY



## 102 Brampton Road

This exceptional five-bedroom Edwardian semi-detached home has been thoughtfully restored and extended to create a truly outstanding family residence. Blending timeless character with high-spec contemporary design, the property offers an ideal balance of elegant living space and modern functionality.

At the heart of the home is a breath taking kitchen/dining room, designed to impress and perfect for both everyday family life and entertaining. Flooded with natural light through striking floor-to-ceiling Crittall-style windows and doors, this space is complemented by premium Miele appliances and the added comfort of air conditioning. A well-positioned children's playroom sits open to the kitchen, creating a sociable and practical family hub.

To the front, a spacious and private lounge provides a more traditional retreat, featuring a beautiful double-glazed sash bay window and a charming cast iron fireplace.

The first floor hosts the principal bedroom alongside two further bedrooms, a study, and a stylish family bathroom. The second floor offers two additional generously sized rooms, one benefiting from a Juliette balcony and flexible use as a bedroom, studio, or home office, along with a contemporary shower room.

This is a rare opportunity to acquire a beautifully finished home that perfectly combines period charm with modern family living.



A stunning five-bedroom Edwardian semi-detached home on Brampton Road, expertly restored and extended to offer a perfect blend of period character and modern luxury.

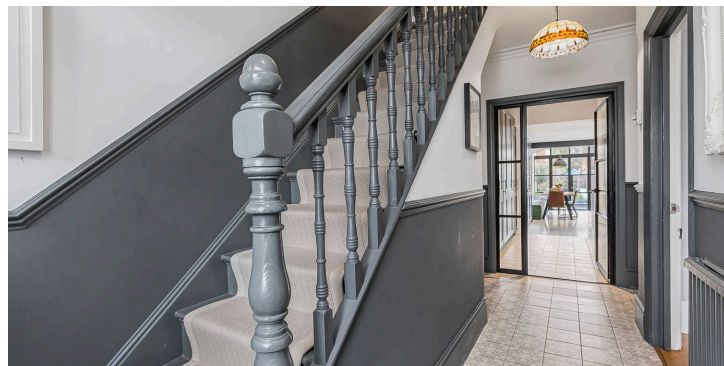
Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Five-bedroom Edwardian semi-detached home
- Fully restored and extended to a high specification
- Impressive kitchen/dining room with floor-to-ceiling Crittall-style windows and doors
- Premium Miele appliances and integrated air conditioning
- Open-plan children's playroom connected to the kitchen
- Spacious private lounge with sash bay window and cast iron fireplace
- Principal bedroom suite with two further bedrooms and study on the first floor
- Contemporary family bathroom and additional shower room
- Two versatile second-floor rooms, one with Juliette balcony
- Ideal balance of period charm and modern family living





**Approximate Gross Internal Area 1980 sq ft - 184 sq m**

Ground Floor Area 924 sq ft – 86 sq m

First Floor Area 639 sq ft – 59 sq m

Second Floor Area 417 sq ft – 39 sq m







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