



60 Claudian Place, St. Albans, AL3 4JQ

Guide price £795,000 Freehold



## 60 Claudian Place

St. Albans, AL3 4JQ

An attractively presented and skilfully extended four-bedroom detached house, benefitting from a delightful southwest facing rear garden and a double length garage.

A part glazed entrance porch and front door lead into a welcoming entrance hall, with a turning staircase to the first floor with storage below and doors to the principal rooms, including a convenient downstairs cloakroom.

The extended, spacious lounge enjoys a bright dual aspect, with a side window and sliding patio doors to the rear garden, complemented by a feature fireplace and wooden flooring. Double doors open into a sociable dining room, which also features wooden flooring and French doors out to the rear garden.

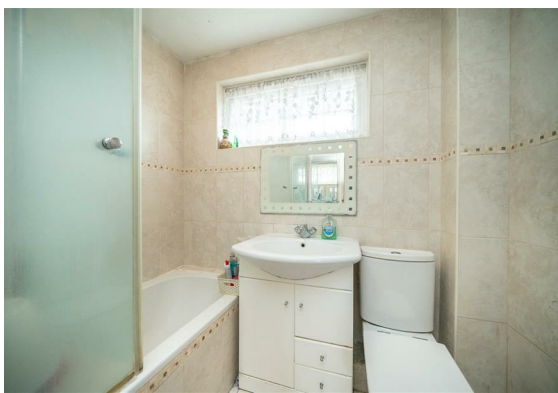
The modern shaker style kitchen offers an extensive range of wall and base units, integrated appliances and a peninsula breakfast bar area, with a window to the front and a door to the side.

The first floor landing benefits from a useful storage cupboard and provides access to four bedrooms, including two double bedrooms with deep built-in storage cupboards. The third double bedroom enjoys a dual aspect with windows to the front and rear, while the fourth is well proportioned. The family bathroom comprises a bath, WC and wash hand basin.

Externally, the property has a pleasant frontage with a block-paved driveway providing off-street parking, leading to the double-length garage with an up-and-over door to the front and a courtesy door to the rear.

The delightful, private southwest-facing rear garden enjoys a paved patio area, ideal for entertaining, leading onto a pleasant lawn with beautifully kept borders stocked with a variety of flowers, plants and trees. A side gate provides access to a pathway leading to the front of the house.

Claudian Place is located in the popular St Stephens area of St Albans with highly regarded schools including Prae Wood, Marlborough and St Columba's close by and Verulam Park and Waitrose within a short walk away.





## ACCOMMODATION

Porch

Entrance Hall

Kitchen

12'7 x 11'9 (3.84m x 3.58m)

Lounge

23'9 x 12'0 (7.24m x 3.66m)

Dining Room

12'6 x 9'1 (3.81m x 2.77m)

W.C.

FRIST FLOOR

Landing

Bedroom

18'6 x 7'11 (5.64m x 2.41m)

Bedroom

12'7 x 9'11 (3.84m x 3.02m)

Bedroom

12'8 x 8'11 (3.86m x 2.72m)

Bedroom

9'3 x 8'10 (2.82m x 2.69m)

Bathroom

OUTSIDE

Frontage

Rear Garden

Garage

29'11 x 8'8 (9.12m x 2.64m)

## Floor Plan



Total area: approx. 149.0 sq. metres (1604.3 sq. feet)

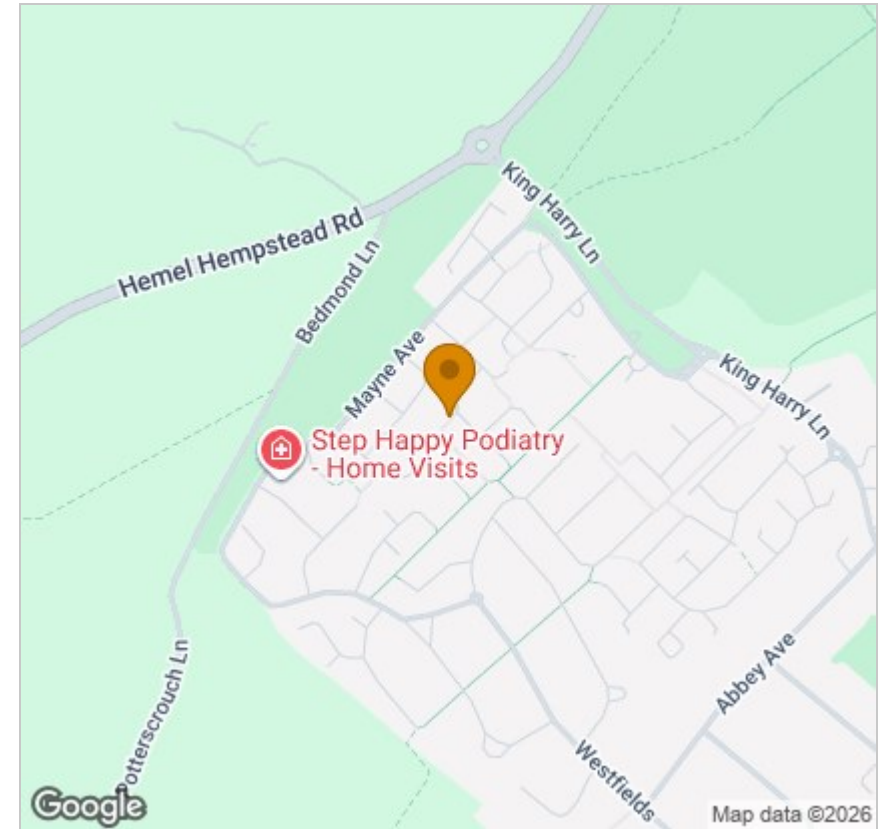
The Floor Plan is not to Scale and measurements and areas shown are approximations and therefore should be used for illustrative purposes only. The plan has been prepared with due diligence and whilst we have confidence in the information produced it should not be relied upon. Maximum lengths and widths are represented on the plan. If there are any aspects of particular importance, you should carry out or commission your own inspection of the property. Copyright © SKMSTUDIO  
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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

