



45 Campfield Road, St. Albans, AL1 5HT

Guide price £775,000 Freehold



45 Campfield Road

St. Albans, AL1 5HT

An exceptionally well-presented, bay-fronted 1930s house, thoughtfully enhanced by a tasteful two-storey rear extension. This attractive four-bedroom home benefits from off-street parking for two cars and a private, south-facing rear garden, all in a wonderfully convenient location.

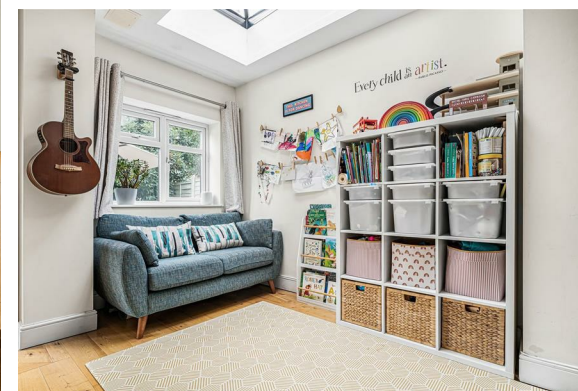
A covered porch and attractive glazed front door open into a welcoming entrance hall, with stairs to the first floor, a cloakroom WC and doors to the principal living spaces. The stylish lounge features a bay window with plantation shutters, an attractive fireplace flanked by bespoke storage and shelving, and wooden flooring.

The heart of the home is the spacious kitchen, dining and family room. A quality Shaker-style kitchen offers a range of integrated appliances and a central island with a breakfast bar. Windows, bifold doors opening onto the rear garden and a roof window fill the space with natural light, while wooden flooring and built-in storage cupboards complete this inviting room.

The first-floor landing provides loft access and leads to a principal bedroom overlooking the rear garden, alongside three further bedrooms, two with built-in storage cupboards. A well-appointed family bathroom completes the upstairs accommodation.

Outside, a block-paved driveway provides parking for two cars. To the rear, the private, south-facing garden features a patio ideal for entertaining, a lawn, a wooden shed and a further patio area at the far end.

Campfield Road is ideally located within walking distance of the mainline train station, popular local primary schools including Fleetville Infants and Juniors, and two local parks. The shops and services of Fleetville, including a Post Office and Morrisons supermarket, are also close by.





ACCOMMODATION

Entrance Hall

Lounge

14'2 x 12'6 (4.32m x 3.81m)

Kitchen/Diner/Family Room

21'8 x 20'2 (6.60m x 6.15m)

W.C/Cloakroom

FIRST FLOOR

Landing

Bedroom 1

12'4 x 9'11 (3.76m x 3.02m)

Bedroom 2

11'1 x 10'5 (3.38m x 3.18m)

Bedroom 3

11'0 x 10'7 (3.35m x 3.23m)

Bedroom 4

9'6 x 7'11 (2.90m x 2.41m)

Bathroom

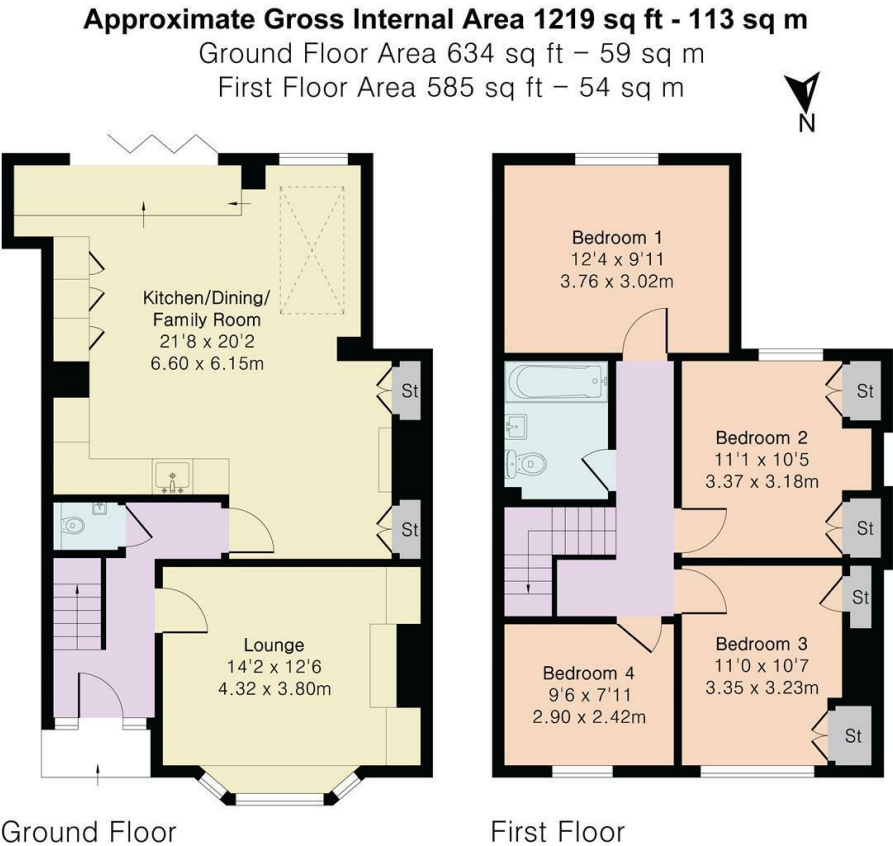
OUTSIDE

Frontage

Rear Garden



Floor Plan



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

