



54 Camlet Way, St. Albans, AL3 4TL

Guide price £825,000 Freehold



Paul Barker  
ESTATE AGENTS

## 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 benefit of no onward chain and 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

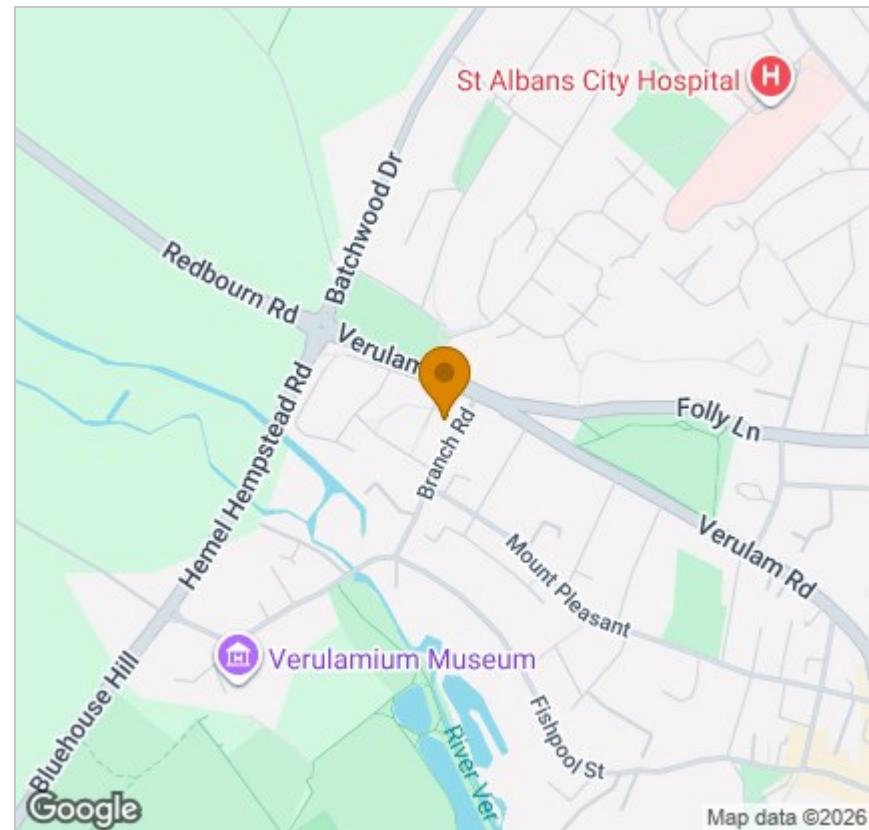
50 (15.24m)



## Floor Plan



## Area Map



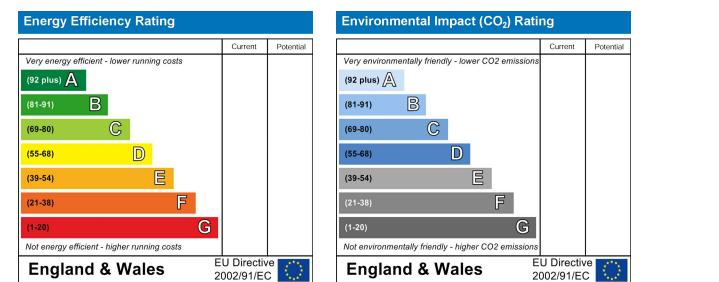
## Viewing

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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## Energy Efficiency Graph



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