



37 Campfield Road, St. Albans, AL1 5HT

Guide price £650,000 Freehold



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Situated on a generous corner plot, this 1930s semi-detached house offers tremendous potential for renovation, extension, or even the construction of a new home to the side (subject to planning permission). Positioned with a detached double garage at the rear—accessed via Roland Street—the property presents an exciting opportunity for those looking to create their ideal home.

The accommodation begins with a porch leading into a welcoming entrance hall, complete with stairs to the first floor and doors to all ground floor rooms. The lounge features a bay window, original fireplace, and exposed wooden floorboards. Adjacent is a separate dining room, also with a fireplace and direct access to the rear garden through large windows and doors. The kitchen is basic but functional, fitted with a range of wall and base units, a rear-facing window, and a side door providing external access.

Upstairs, the first-floor landing gives access to a loft hatch and all bedrooms. There are two generous double bedrooms, each with a fireplace, and a well-proportioned single bedroom. The bathroom includes a roll-top bath, basin, and W.C.

Externally, the front garden wraps around to the side of the house, screened by established hedging for privacy. The sunny, south-facing rear garden is mainly laid to lawn with a pathway leading to two garages and two off-street parking spaces.

Campfield Road is ideally located within walking distance of the mainline train station, a number of popular local primary schools including Fleetville Infants & Juniors, two local parks and all of the local shops and services in Fleetville including a Post Office and Morrisons supermarket.





ACCOMMODATION

Porch

Entrance Hall

Lounge

13'10 x 10'10 (4.22m x 3.30m)

Dining Room

12'3 x 9'10 (3.73m x 3.00m)

Kitchen

12'5 x 7'5 (3.78m x 2.26m)

FIRST FLOOR

Bedroom

7'9 x 6'6 (2.36m x 1.98m)

Bedroom

11'7 x 10'10 (3.53m x 3.30m)

Bedroom

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

Bathroom

EXTERNAL

Front Garden

Rear Garden

50 (15.24m)

Double garage

33'5 x 16'8 (10.19m x 5.08m)

Floor Plan



Total area: approx. 105.8 sq. metres (1138.6 sq. feet)

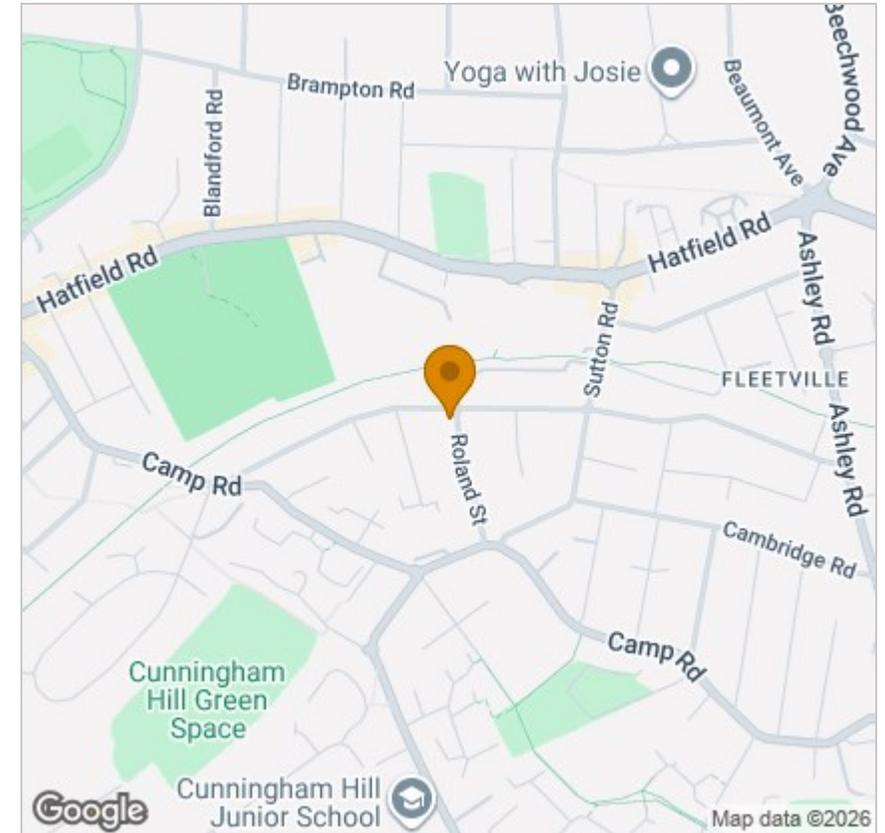
The Floor Plan is not to Scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared with due diligence and whilst we have confidence in the information produced it should not be relied upon. Maximum lengths and widths 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

