



48a Castle Road, St. Albans, AL1 5DL

Guide price £795,000 Freehold



## 48a Castle Road

St. Albans, AL1 5DL

An attractively presented and superbly configured three double bedroom detached home, benefiting from a delightful south-facing garden and off-street parking space and loft conversion potential (s.t.p.p).

The property is entered via a stylish front door into a welcoming entrance hall with a built-in coat and shoe cupboard, stairs to the first floor, and access to the principal rooms. To the front is a comfortable lounge featuring plantation shutters, wood flooring, a feature fireplace with real flame gas fire, fitted shelving, and recess for a wall-mounted television.

The impressive kitchen/dining/family room forms the heart of the home, enjoying a bright dual aspect with side windows, roof lights, and bi-folding doors opening onto the rear garden. The contemporary fitted kitchen comprises a range of wall and base units, island with breakfast bar, polished concrete worktops, inset gas hob with extractor, integrated appliances, and inset sink. A tiled floor runs throughout, with access to a convenient ground floor utility/WC.

The first floor landing provides loft access and leads to the principal bedroom with stylish fitted wardrobes and plantation shutters, alongside two further double bedrooms and a modern family bathroom with bath and shower over, wash hand basin, and WC.

Externally, the property offers an attractive low-maintenance frontage with low brick wall, cast iron railings, and pathway to the entrance. The sunny rear garden features a patio area ideal for entertaining, lawn, raised flower beds, established trees, and gated access to the off-street parking space via Cape Road.

Castle Road is situated within the sought-after Fleetville area of St Albans, within walking distance of the mainline station and highly regarded schools including Fleetville Infants' and Nursery School, Fleetville Junior School, and Beaumont School. Excellent local amenities include a Morrisons supermarket, independent eateries, parks, and a local Post Office.





## ACCOMMODATION

Entrance Hall

Lounge

14'2 x 13'8 (4.32m x 4.17m)

Kitchen/Diner/Family Room

23'0 x 14'6 (7.01m x 4.42m)

Utility/WC

## FIRST FLOOR

Bedroom

11'8 x 10'11 (3.56m x 3.33m)

Bedroom

11'8 x 10'3 (3.56m x 3.12m)

Bedroom

11'3 x 10'10 (3.43m x 3.30m)

Bathroom

## OUTSIDE

Frontage

Rear Garden

Off Street Parking

## Floor Plan



Total area: approx. 107.9 sq. metres (1161.9 sq. feet)

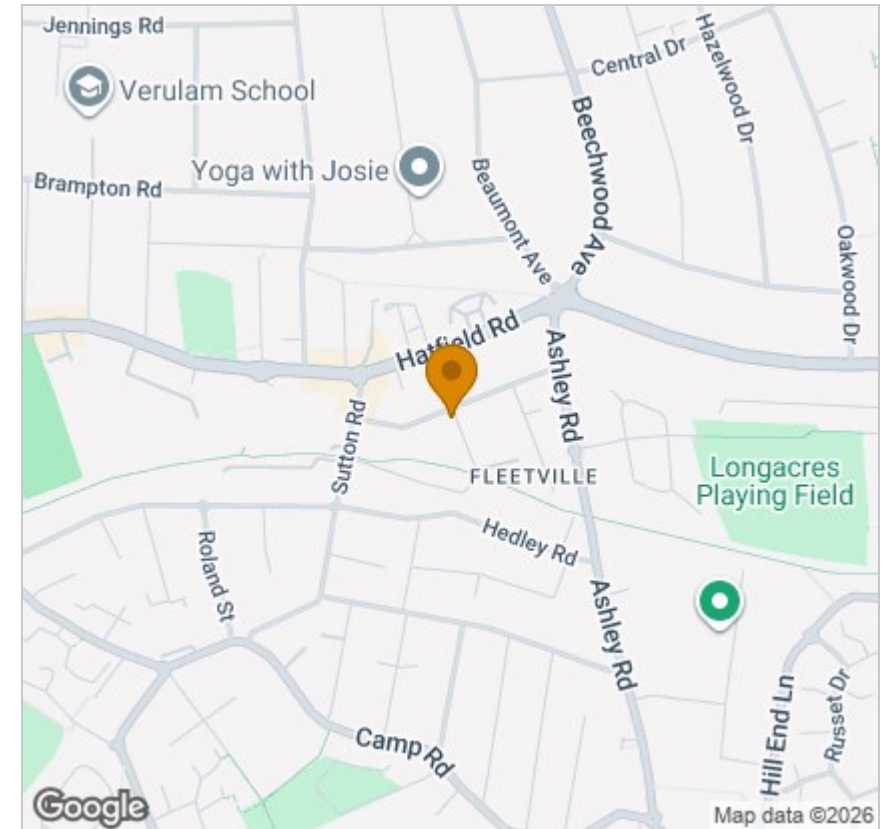
The Floor Plan is not to Scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared with due diligence and whilst we have confidence in the information produced it should not be relied upon. Maximum lengths and widths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

## Viewing

Please contact our Office on 01727 223344 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Area Map



## Energy Efficiency Graph

