



£1,995 PCM

Camp Road, St Albans AL1 5PQ

Semi-Detached House | 3 Bedrooms | 1 Bathroom

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# Step Inside

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## Key Features

- Lovely Family Home
- Three Bedrooms
- Large Through Reception Room
- Well Equipped Kitchen with Dining Area
- Modern Bathroom
- Downstairs w.c.
- Sunny Garden with Fruit Trees
- Large Front Garden
- Gas Central Heating
- Double Glazed Throughout

## Property Description

A lovely, bright three bedroom family home in good school catchment area with easy access to City Station. AVAILABLE IMMEDIATELY. UNFURNISHED.

## Main Particulars

A newly refurbished three bedroom semi-detached house on the East side of St Albans within good school catchment and easy walking to City Station. This family home has been newly decorated and carpeted throughout, new double glazing and a lovely modern bathroom and kitchen. There is the additional benefit of a downstairs w.c. The open plan living/dining room runs from front to back of the property with patio doors leading onto the rear garden. A particular feature of the property - the garden is of good size, mainly laid to lawn with planted borders and a large, sunny patio area. There are a variety of established fruit trees and a large shed to the rear. To the front of the property is a further lawned garden area with side access. AVAILABLE IMMEDIATELY. UNFURNISHED.

### ENTRANCE HALL

White walls. Grey carpet. Stairs to first floor. Doors to all rooms. Understairs storage cupboard.

Downstairs w.c.: White walls and tiling. White w.c. and wash hand basin. Small window.

### LIVING ROOM 22'4" X 12'9" max

Dual aspect room with white walls and wood laminate flooring. Large living room window overlooking the front garden with chrome curtain rail. Dining room area (with a door through to the kitchen) has large patio doors leading out onto the rear garden with sliding vertical blinds.

### KITCHEN 10'7" X 8'8"

Wood effect wall and base units with complimentary worksurfaces. Freestanding gas cooker, washing machine and full size fridge/freezer. Cream walls, white tiled splashback and cream high gloss ceramic tiled floor. Small kitchen table. Door and window overlooking rear garden.

### FIRST FLOOR

### LANDING

White walls and grey carpet. Side window providing good natural light to the landing. Doors to all rooms.

### BEDROOM ONE 12'9" X 19'9"

White walls and grey carpet. Window overlooking the front of the house with chrome curtain rail. Cupboard housing water tank along with shelved storage.

#### BEDROOM TWO 10'8" X 9'8"

White walls and grey carpet. Window overlooking the rear garden with chrome curtain rail.

#### BEDROOM THREE 8'8" X 7'3"

White walls and grey carpet. Window overlooking the rear garden with chrome curtain rail.

#### BATHROOM

Lovely modern suite comprising: white low level w.c., white panelled bath with chrome mixer tap and chrome shower attachment and riser, folding glass shower screen, white vanity wash hand basin with chrome mixer taps and mirror fronted cabinet above. Tiled walls and floor. Window.

#### GARDEN

Front Garden - mainly laid to lawn with pathway to front door and side access.

Rear Garden - Wide and long garden mainly laid to lawn with flower borders and a good range of established fruit trees. Large sunny patio area. Storage shed at the bottom of the garden.



Telephone: 01727 761 816



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