



Camlet Way, St Albans



DAVID CHADWICK
ESTATE AGENTS

33 Camlet Way, Street, St Albans. AL3 4TL

Summary

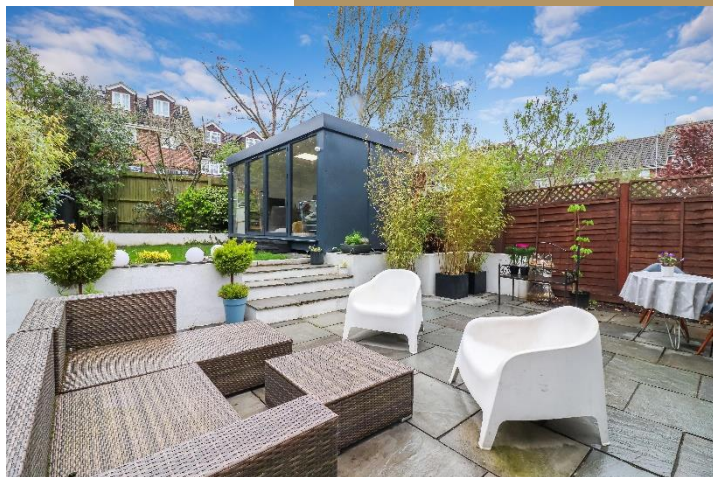
Entrance hall | Open plan kitchen/dining/sitting room | Snug | Home office | Studio/garden room | Cloak room | Three bedrooms | Family bathroom | Gardens | Off-street parking | Tenure Freehold | EPC rating C | Council tax band F £2,969.08 |

The Property

A stylishly appointed modern end of terrace house situated in a highly sought-after location on the edge of the conservation area close to St Michael's Village, Verulamium Park & Lakes and within easy reach of the city centre, both stations, excellent schools, and extensive local amenities.

With scope to extend to the rear and into the loft space, subject to the necessary consents, there is currently well-planned accommodation over two floors. The ground floor offers an open plan kitchen, dining and living space to the rear, where bi-fold doors lead to the garden and garden room, while to the front of the house are two separate reception rooms, currently used as a snug and a home office, with an entrance hall and cloak room completing the picture downstairs.

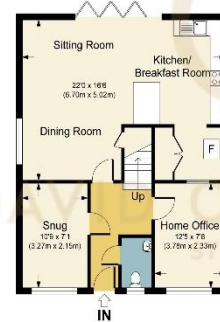
To the first floor are three comfortable bedrooms and a well-proportioned family bathroom, with a bath and separate shower enclosure. A large landing with storage cupboards provides the space to access the loft with the addition of a staircase, where, subject to the necessary consents, there is space for further bedroom and bathroom accommodation.



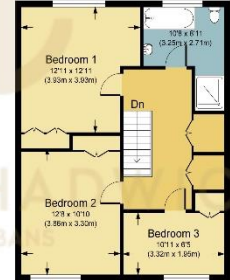




Studio



Ground Floor



First Floor

CAMLET WAY, AL3

APPROX. GROSS INTERNAL FLOOR AREA 1325.25 SQ FT / 123.12 SQ M. INC. STUDIO
DAVIDCHADWICK THIS IMAGE IS ILLUSTRATIVE ONLY - NOT TO SCALE - COPYRIGHT © THE IMAGE TAILOR LTD. 2023

To confirm: These sales particulars have been prepared as a guide only. They are not a statement nor representation of fact. They do not form part of a contract. Room sizes are approximate and floor plans are not to scale and should therefore not be relied on for the purposes of planning, architectural alterations, building works or for the ordering of materials, fixtures, fittings, floor/wall coverings and/ or furnishings, whether freestanding or fitted. We have not carried out a survey nor tested the services or appliances. Prospective purchasers should satisfy themselves by inspection or otherwise.

david@davidchadwickstalbans.com
 Mobile 07859 768597
 Office 01727 857165
 davidchadwickstalbans.com



DAVID CHADWICK
 ST ALBANS