



39 Brampton Road, St. Albans

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**39 Brampton Road,
St. Albans,
Hertfordshire,
AL1 4PU**

A handsome extended semi-detached family home in a sought-after Fleetville location

St. Albans City station 0.8 mile
(London St. Pancras International 19 minutes), A1(M) (Jct. 3) 3.6 miles, M25 (Jct. 22) 3.9 miles, M1 (Jct. 9) 7.5 miles, London Luton Airport 12.0 miles, London Heathrow Airport 28.6 miles

Storm porch | Reception hall | Sitting room | Study | Kitchen/dining/sitting room | Utility room | Cloakroom
5 Bedrooms | 3 Bathrooms | Garden
Summer house | Shed | EPC rating C

The property

39 Brampton Road is an attractive double-fronted period property offering sensitively modernised and extended accommodation arranged over three floors. The accommodation flows from a welcoming reception hall with useful modern cloakroom and includes a generous sitting room with large bow window, feature cast iron fireplace and bespoke storage and a well-proportioned study. The ground floor accommodation is completed

by an extensive 26 ft. kitchen/dining/sitting room with French and bi-fold doors to the rear terrace. The kitchen has a range of contemporary high-gloss wall and base units including a large central island with breakfast bar and a useful neighbouring utility. In the dining area there is space for a good-sized table while the sitting area features a fireplace.

On the first floor the property offers a generous principal bedroom with feature bow window, cast iron fireplace flanked on each side by bespoke storage, and contemporary en suite shower room, three further double bedrooms, one with feature cast iron fireplace, and a spacious modern family bathroom. The property's remaining double bedroom with vaulted ceiling incorporating numerous skylights and a neighbouring modern en suite shower room can be found on the second floor.





Outside

Set behind low-level walling and having plenty of kerb appeal, the property is approached over a block-paved driveway providing private parking for multiple vehicles, bordered by gravelled beds planted with mature shrubs. The generous enclosed garden to the rear is laid mainly to level lawn interspersed with mature specimen trees and features a shed, timber summer house with covered decked terrace at the far end of the garden and large paved terrace.

Location

The property is set in a popular and convenient location near to the excellent selection of coffee shops and restaurants on Hatfield Road and within very easy reach of the mainline station with its fast through services via St. Pancras International to the City (19 mins), Gatwick and beyond. Road users enjoy easy access to the M1, M25 and the A1(M). The area offers a wide range of state primary and secondary schooling including St. Alban & St. Stephen Catholic Primary School & Nursery, Cunningham Hill Infant and Junior Schools, Loreto College and Beaumont School (all rated Outstanding by Ofsted), as well as a good selection of independent schools including St. Albans High School for Girls, St. Albans, St. Columba's College, Manor Lodge, Aldwickbury and St. Hilda's.



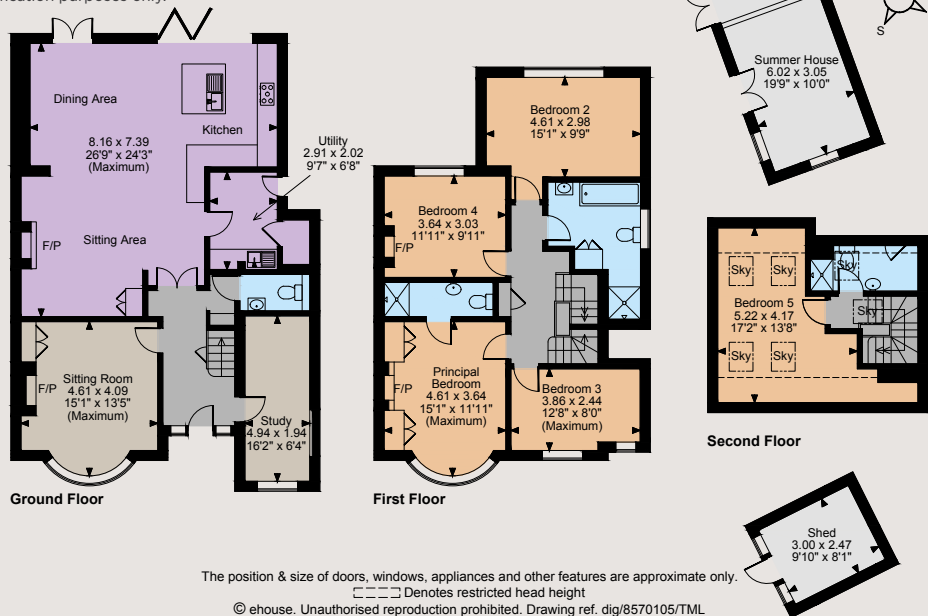
Floorplans

House internal area 2,110 sq ft (196 sq m)

Summer House & Shed internal area 278 sq ft (26 sq m)

Total internal area 2,388 sq ft (222 sq m)

For identification purposes only.



General

Local Authority: St. Albans City and District Council

Services: Mains gas, electricity, water and drainage. Centrally heated.

Council Tax: Band E

Tenure: Freehold

Guide Price: £1,500,000

St Albans

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