



Collinson
Hall

Brampton Road, St. Albans, Hertfordshire, AL1 4PY





An exceptional FIVE BEDROOM semi-detached EDWARDIAN FAMILY HOME situated on a POPULAR ROAD in Fleetville close to excellent amenities and highly acclaimed local schools, within a short walk of the mainline railway station.

Guide Price: £1,300,000

The property has been extended and refurbished to create a bright and modern interior while retaining some period features. It boasts approximately 1765 square feet of accommodation arranged over three levels. The ground floor comprises an entrance hall, bay fronted living room with bespoke fitted storage units and feature fireplaces. To the rear of the property there is a fabulous open plan kitchen/dining room with stylish fitted units, centre island, four Velux skylights and bi-folding doors opening to the rear garden. The low-maintenance garden is south-facing with a large cabin.

On the first floor there is a wonderful bay fronted bedroom spanning the width of the property with original feature fireplace. There are also two further bedrooms with original feature fireplaces and family bathroom.

The loft has been superbly converted to provide two further double bedrooms and a large modern shower room, as well as ample eaves storage.





Entrance Hall

Living Room 8.07m x 3.68m (26'6" x 12'1").

Kitchen/Dining 7.12m x 4.91m (23'4" x 16'1").

Cloakroom

Bedroom 1 4.91m x 4.28m (16'1" x 14'1").

Bedroom 2 3.6m x 3.12m (11'10" x 10'3").

Bedroom 3 3.64m x 3.18m (11'11" x 10'5").

Bathroom

Bedroom 4 4.76m x 4.06m (15'7" x 13'4").

Bedroom 5 3.27m mx 2.95m (10'9" mx 9'8").

Shower Room

Garden







PLEASE NOTE

These particulars do not constitute an offer or contract in whole or in part. Please note that these details have been prepared for prospective purchasers as a general guide. We have endeavoured to be accurate in their preparation, but any intending purchaser should not rely on them as statements or representations of fact. In respect of the floor plans, these are for illustrative purposes only and room sizes are approximate and rounded; they are taken between internal wall surfaces and therefore may include cupboards/shelves, etc. No responsibility is taken for any error. Accordingly they should not be relied upon for carpets and furnishings. The services, systems and appliances at the property have not been tested and no guarantee as to their operability or efficiency can be given.



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