



**Fullbrook
& Floor**
estate agents

Hatfield Road, St Albans, AL1



The Property

A well presented and extended three-bedroom semi-detached home with stunning south facing rear garden and off road parking located within easy reach of the city centre and mainline railway station.

To the ground floor there is a welcoming entrance hall with doors leading to a good size front reception room, family room opening up to an open plan kitchen/breakfast room with patio doors to rear garden. There is further a useful storage room/study and WC. On the first floor there are three bedrooms and a modern fitted bathroom. Outside there is off road parking to the front and to the rear a generous matured garden mainly laid to lawn with patio area and outbuildings.

Key Features:

- Well Presented 1930's Semi Detached Home
- Three Bedrooms
- Two Reception Rooms
- Kitchen/Breakfast Room
- Utility Room & WC
- Modern Four Piece Bathroom
- Stunning Rear Garden
- Useful Workshop
- Short Distance to City Centre & Station
- Highly Regarded Schools Nearby
- Off Road Parking

Guide Price: £675,000





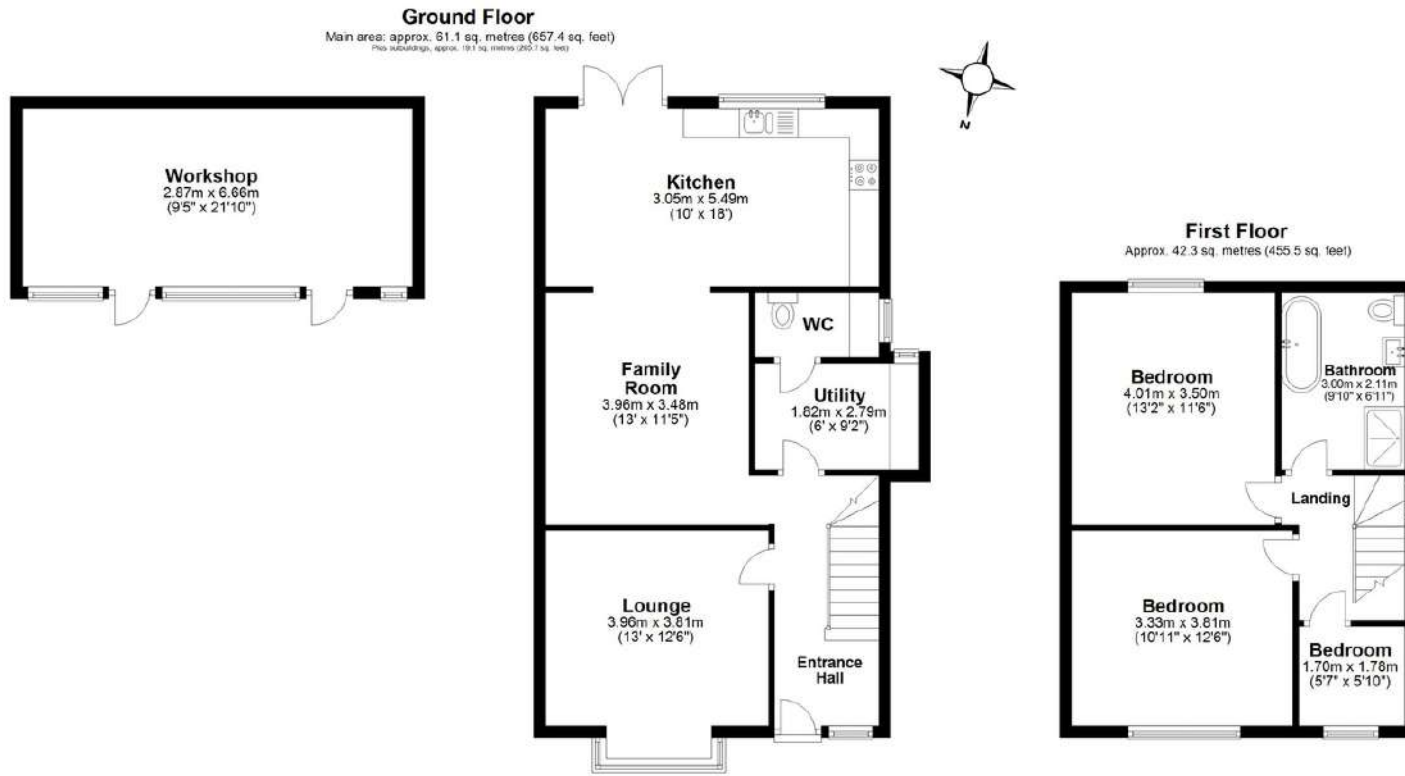
Amenities

The property is situated in an excellent location within easy reach of the city centre. The station, with its fast through services via St Pancras International (approx. 19 mins) to the City, Gatwick and beyond, is also close at hand. Road users enjoy easy access to the M1, M25 and A1(M) and to airports at Heathrow, Luton and Stansted. Excellent state and public schools are within easy reach.,

Extensive local amenities in the popular Fleetville area are just a short walk, while further amenities are at hand in close by Marshalswick.







Main area: Approx. 103.4 sq. metres (1112.9 sq. feet)
Plus outbuildings, approx. 19.1 sq. metres (205.7 sq. feet)

Disclaimer - Floor plan is for marketing purposes only and is to be used as a guide - SKM Studio
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Disclaimer

Every attempt has been made to ensure accuracy; however, these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

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