



Frost's

Hatfield Road, St Albans, AL1 4JD

£500,000 Freehold

Tel: 01727 861166



A stunning two bedroom cottage a short walk to St Albans City Railway Station, reputable local schools and 100 metres from a 25 acre Victorian Sports and Leisure Park – Clarence Park.. The property has been extended and remodelled to provide over 800 square feet of accommodation arranged over two floors.

You enter the property via an entrance hall which leads to the living room featuring a Victorian Style gas fireplace. To the rear of the property is a useful cloakroom and a fabulous open-plan kitchen/family room. The fitted kitchen features integral appliances and a walnut wooden worktop. To the rear of the family room is a wall of bi-fold doors opening onto the secluded courtyard garden.

On the first floor there are two double bedrooms, a stylish four piece bathroom suite and a good sized loft area, which would be ideal for conversion to a 3rd bedroom, subject to obtaining the necessary planning consents. This stunning property comes with many extras including high quality light fittings throughout, oak veneer doors and engineered oak floor to the ground floor giving this home a feel of luxury.

Early viewing is essential to avoid disappointment. Energy Rating D.





Entrance Porch

Living Room – 12'1 x 10' (3.7m x 3.1m)

Kitchen / Family Room – 27'9 x 12'1 (8.5m x 3.7m) Max

Cloakroom

First Floor Landing

Bedroom One – 12'1 x 10' (3.7m x 3.1m)

Bedroom Two – 9'9 x 8'10 (3m x 2.7m)

Bathroom – 10' x 7'5 (3.1m x 2.3m)

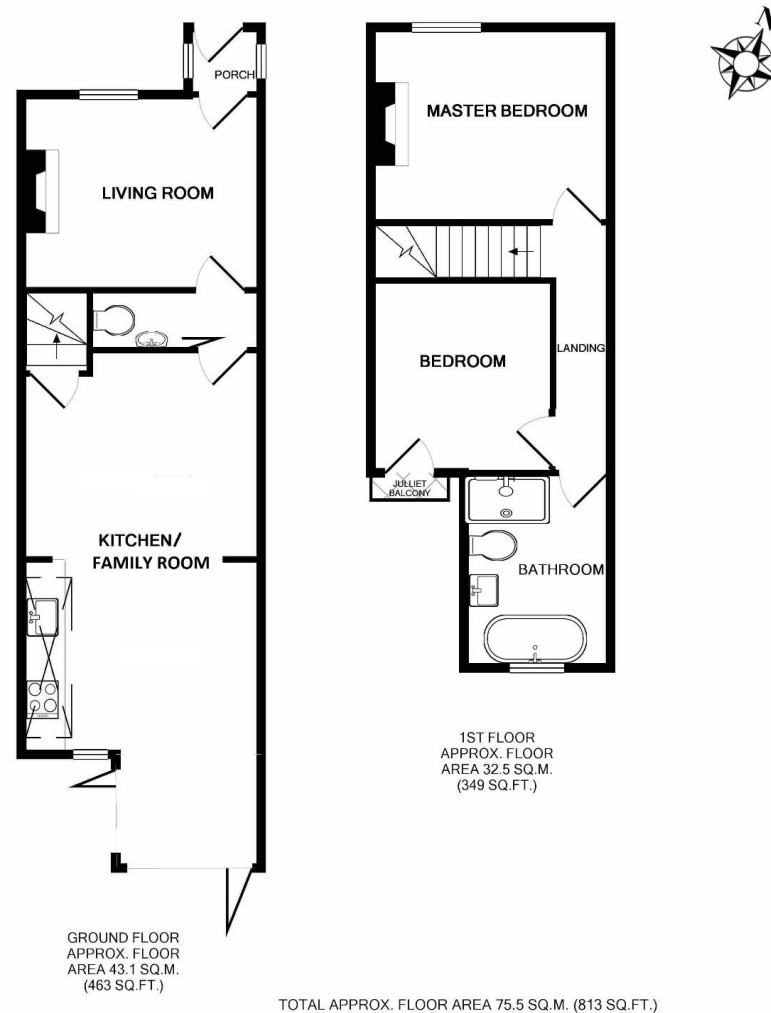
Front Garden

Rear Garden



Directions:

Starting from our office on Chequer Street turning right, proceed straight at the traffic lights onto St Peters Street, at the roundabout take a right onto Hatfield Road, continue for approximately 0.7 miles. The property is located on your right.



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