



Hedley Road, St. Albans, AL1 5JL

welcome to

Hedley Road, St. Albans

William H Brown is proud to present this impressive and thoughtfully extended 4-bedroom semi-detached property, complete with off-street parking and large rear garden incorporating a brick-built studio/office with power and internet connectivity.





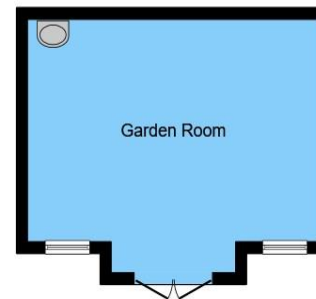
Ground Floor



First Floor



Second Floor



Outbuilding

Ground Floor

Living Room

22' 9" max x 11' 5" max (6.93m max x 3.48m max)

Kitchen

17' max x 7' 5" max (5.18m max x 2.26m max)

Conservatory

18' 11" max x 13' 7" max (5.77m max x 4.14m max)

Office

10' 4" x 11' 7" (3.15m x 3.53m)

Utility Room

4' 8" x 12' 4" (1.42m x 3.76m)

W.C

Garden Room

14' 4" max x 18' 3" max (4.37m max x 5.56m max)

First Floor

Bedroom 1

19' 9" max x 11' 7" max (6.02m max x 3.53m max)

En-Suite

Bedroom 2

10' 4" max x 10' 3" max (3.15m max x 3.12m max)

Bedroom 3

Total floor area 187.7 m² (2,020 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

welcome to

Hedley Road, St. Albans

- Extended Semi Detached Family Home
- 4 Bedrooms
- En-Suite to Master
- Brick-Built Studio/Office
- Off-Street Parking

Tenure: Freehold EPC Rating: C

offers in excess of

£800,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
ALB105585 - 0002

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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