



3 Bedrooms



2 Bath/Shower Rooms



2 Reception Rooms



Off-Street Parking



Landscaped Rear Garden



EPC Band D

Council Tax  
Band: F £3,228.48 (2024/2025)

Local Authority  
St Albans City & District  
Council

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**Hadrian Close, St. Albans, AL3 4JY**  
**Guide Price £775,000 Freehold**



## Hadrian Close, St. Albans

A much improved and beautifully presented three bedroom link-detached house, located on the popular Verulam Estate.

### Description

Finished to a high standard throughout and with a layout offering a flexibility of use, this stylish link-detached house has been the subject of a comprehensive programme of improvement by the current owners.

A path leads through a small garden and past a driveway to the front door, which opens into a spacious entrance hall with a useful shower room and WC adjacent. The generously proportioned reception room occupies the full depth of the property with windows to the front and large glazed doors to the rear and it has plenty of space for both living and dining furniture. The extended kitchen is a bright dual aspect room, fitted with a good range of wall and base units and integrated appliances including double oven, fridge/freezer and dishwasher and the practical layout also includes a breakfast bar for informal dining. A conversion of the garage has created a super additional room, ideal for use as a further reception room, playroom or home office and it has views of the garden and a rooflight which bring in plenty of natural light. A separate utility room completes the ground floor accommodation.

There are three bedrooms on the first floor, all of which can accommodate a double bed, and two of which have fitted storage and there is a smart family bathroom at the front of the house.

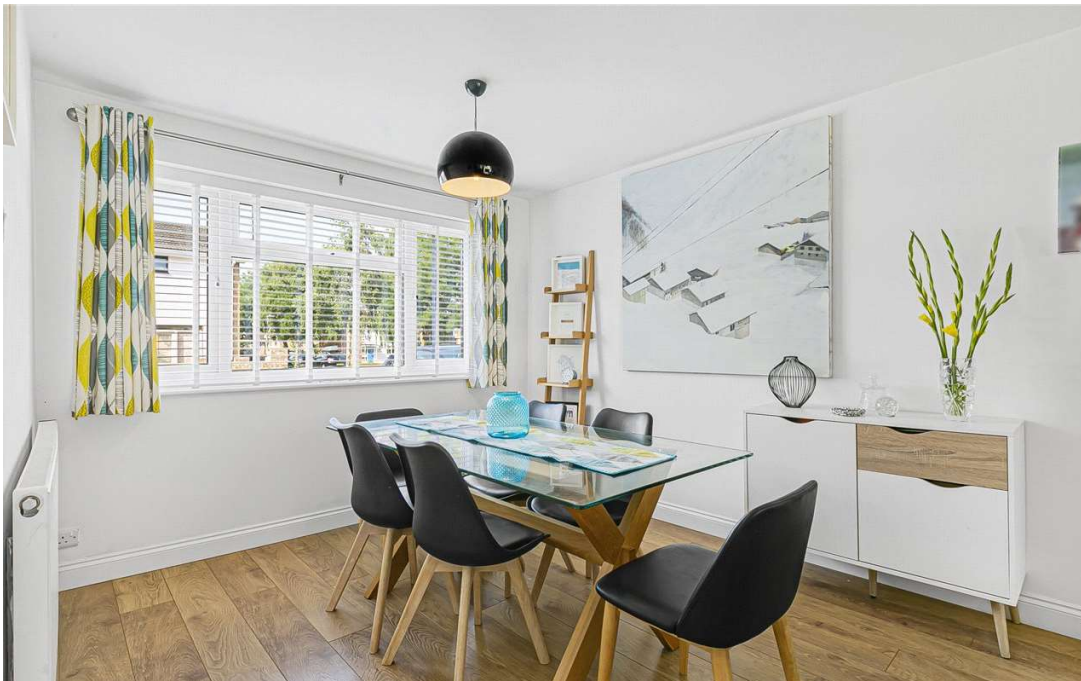
The rear garden is as well presented as the house, and it has a lovely open aspect. Landscaped to provide a paved seating area close to the property, there is also an L-shaped lawn with several well stocked planted beds.

### Location

Hadrian Close forms part of the popular Verulam Estate, accessed from King Harry Lane, and it is a short distance from Waitrose. The extensive amenities of St Albans city centre are within walking distance through the open space of Verulamium Park and there are several well-regarded schools close by.



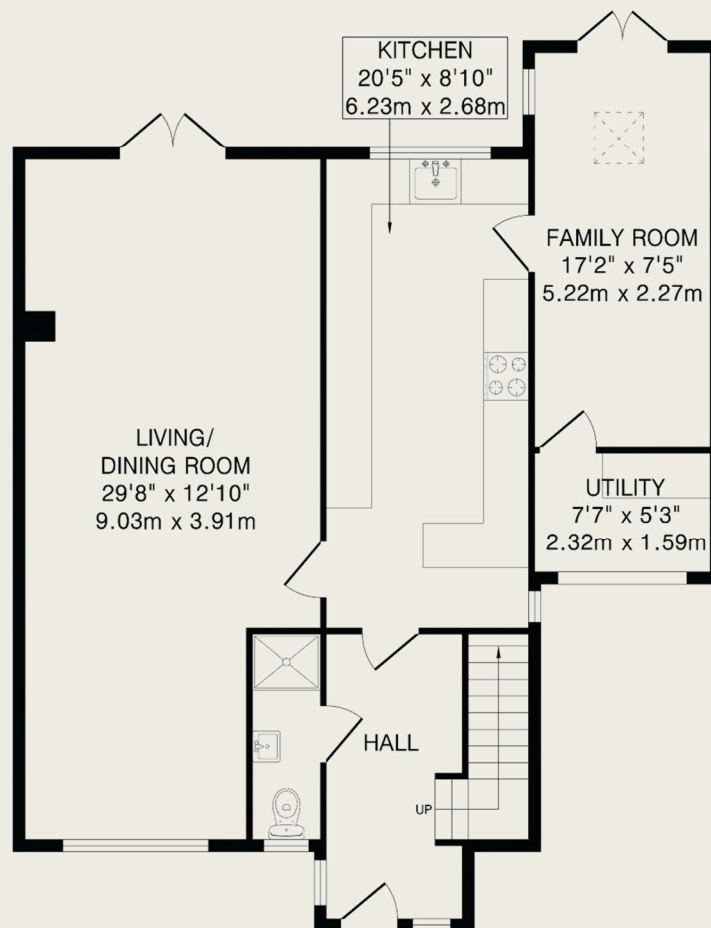




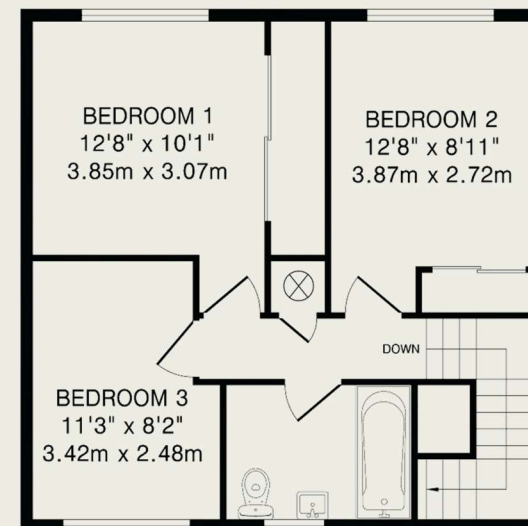
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Ground Floor  
845 sq.ft.(78.5 sq.m)approx.



First Floor  
475 sq.ft.(44.0 sq.m)approx.

TOTAL FLOOR AREA: 1320 sq.ft.(122.5 sq.m)approx.  
This floorplan is for illustration purposes only. The measurements and position of each element are approximate and must be viewed as such.