



4 Bedrooms



2 Bath/Shower Room + WC



2 Reception Rooms



Off-Street Parking



South-Facing Garden



EPC Band C

Council Tax

Band: G £3,761.89 2025/2026

Local Authority

St Albans City & District
Council

 **ashtons**
for life's great moves



Hatfield Road, St Albans, AL4 0DU
Guide Price £1,100,000 Freehold

Hatfield Road, St Albans, AL4 0DU

An exceptional detached home positioned close to one of St Albans most popular outstanding secondary schools. This beautifully presented four bedroom property has a lovely south-facing garden and off-street parking for three cars.

Description

Located in a popular area close to Beaumont School, this excellent contemporary family home offers spacious accommodation arranged over three floors and is presented in excellent order.

The front door opens into a bright entrance hall with a useful WC, and this leads to the kitchen, which is well planned with smart white wall and base units. There are a number of integrated appliances and plenty of space for informal dining. The large, separate living area with feature fireplace is towards the rear of the property and this room connects to a further, stunning reception space with high ceilings and exposed timbers, flooded with natural light through rooflights and glazed doors overlooking the garden.

All four of the bedrooms are doubles, three of which are on the first floor, with one currently in use as a good home working space, and there is a family bathroom accessed from the landing. The impressive principal bedroom is positioned on the second floor, spanning the full depth of the property. Multiple rooflights make it a bright and airy space, it has fitted storage and the advantage of an en-suite shower room.

The south-facing garden has a pleasant open aspect and has been landscaped to create a good sized lawn with a paved seating area close to the house. The garage has been partially converted to form a lovely studio while retaining some storage space to the rear, and a gate from the garden gives direct access to the property's three off-street parking spaces located off Pinewood Close.

Location

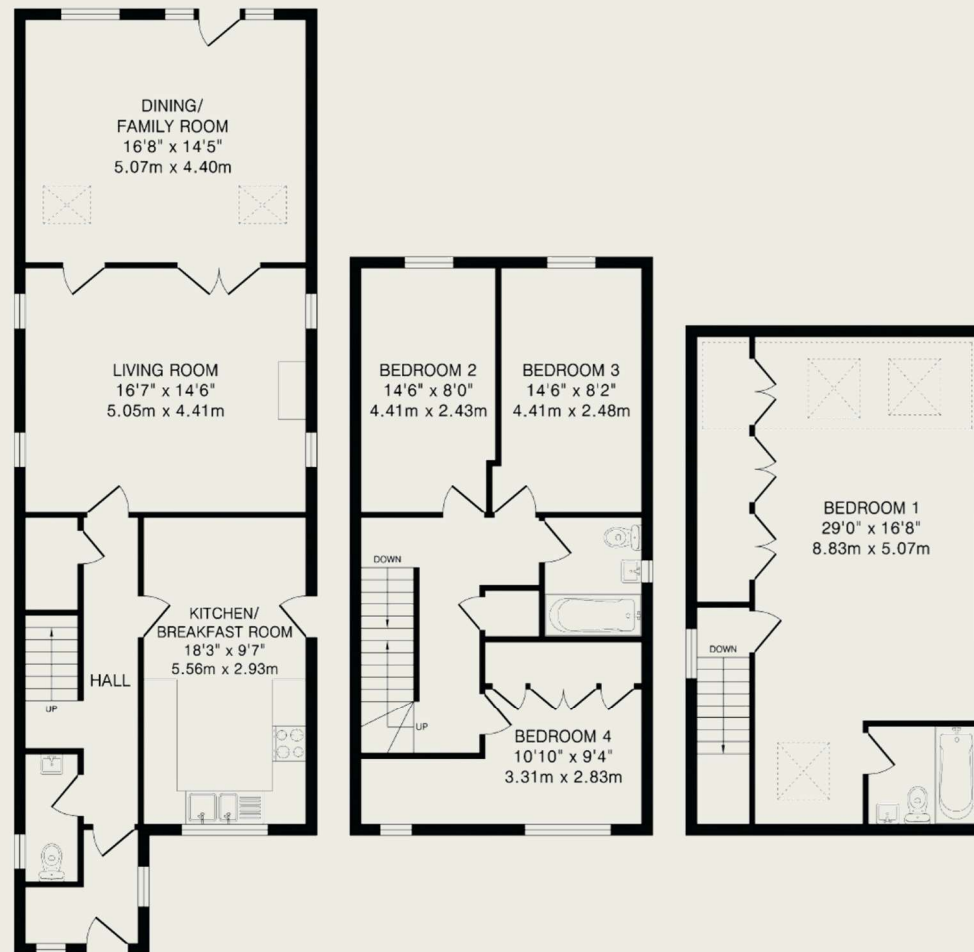
The property is situated on the eastern fringes of St. Albans, close to several of the city's most highly regarded schools and within walking distance of the open space of Highfield Park and The Alban Way. The area has good transport links and is within easy reach of the mainline station where there are fast rail links into central London.





Important Information

These particulars do not constitute an offer or contract in whole or part. The statements contained herein are made without responsibility on the part of Ashtons or the vendors and they cannot be relied upon as representatives of fact. In respect of floor plans, these are for illustrative purposes only. The measurement and position of each element is approximate and must be viewed as such. Intending purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. The vendors do not make or give, and neither Ashtons nor any person in their employment has any authority to make or give, any representation or warranty whatsoever in relation to this property. We offer a wide range of services through third party providers including solicitors, surveyors, removal firms, mortgage providers and EPC suppliers. We receive additional payments for administering suppliers quoting software and making referrals. You are not under any obligations to use these services and it is your discretion whether you choose to deal with these parties or your own preferred supplier. You should be aware the average payment we received in 2021 equated to £48.36 per referral.



Ground Floor 842 sq.ft.(78.2 sq.m)approx. First Floor 550 sq.ft.(51.0 sq.m)approx. Second Floor 482 sq.ft.(44.7 sq.m)approx.

TOTAL FLOOR AREA: 1874 sq.ft.(173.9 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.