



Harlesden Road, St. Albans, AL1 4LF

Located in the heart of Fleetville is this FOUR BEDROOM SEMI-DETACHED bay fronted PERIOD property with well planned accommodation arranged over THREE FLOORS.

On the ground floor there is a welcoming entrance hall, two versatile reception rooms and an impressive open plan kitchen / diner with PART VAULTED CEILING and doors opening onto the REAR GARDEN.

On the upper floors there are four bedrooms, a family bathroom and a separate CLOAKROOM. To the rear of the property there is an east facing garden.

Harlesden Road is an established and sought after residential location within walking distance of the mainline station, well regarded schooling and an excellent selection of day to day amenities close by on Hatfield Road to include restaurants, coffee shops and supermarkets.



ACCOMMODATION

Entrance

Part glazed front door opening into:

Entrance Hall

Staircase to first floor, radiator, wood flooring, doors to:

Living Room

14'0 max x 12'0 (4.27m max x 3.66m)

Bay window to front, radiator, picture rail, fireplace, wood flooring.

Sitting Room

12'5 x 12'0 (3.78m x 3.66m)

Feature fireplace, wood flooring, radiator, fitted shelving, under stairs storage cupboard, doors to:

Kitchen / Diner

16'0 x 13'10 (4.88m x 4.22m)

Impressive room with doors opening onto the rear garden, part vaulted glass ceiling, tiled floor, sink, range of units, hob, oven, extractor, dishwasher, spotlights.

FIRST FLOOR

Landing

Staircase to second floor, doors to:

Bedroom

11'11 x 15'7 (3.63m x 4.75m)

Double bedroom, two windows to front, feature fireplace, two radiators, two wall light points, storage cupboard.



Bedroom

12'0 x 9'11 (3.66m x 3.02m)

Double bedroom, window to rear, radiator, feature fireplace.

Bedroom

6'11 x 10'1 (2.11m x 3.07m)

Radiator, window to rear.

Bathroom

Washbasin, wc, bath with mixer tap, shower over, window to side, tiled splash back and floor, radiator.

SECOND FLOOR

Bedroom

13'8 x 12'5 (4.17m x 3.78m)

Windows to rear, radiator, eaves storage, door to:

Cloakroom

Low level wc, washbasin with mixer tap, tiled walls and floor.

EXTERIOR

Rear Garden

East facing rear garden, patio, lawn, shed, outside power point, water butt, outside tap.

Viewing Information

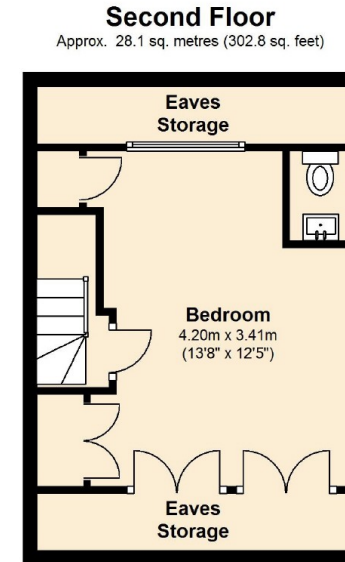
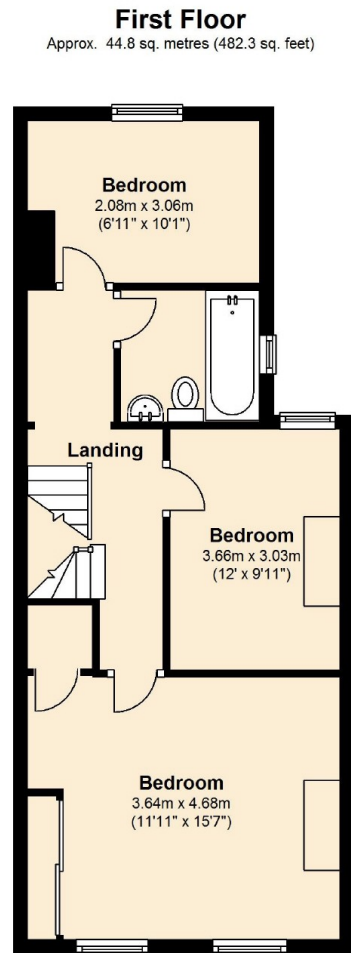
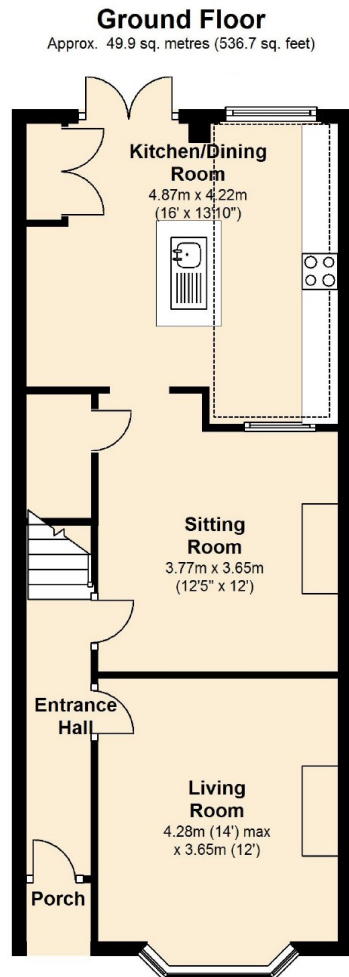
BY APPOINTMENT ONLY THROUGH BRADFORD & HOWLEY, THROUGH WHOM ALL NEGOTIATIONS SHOULD BE CONDUCTED.

Environmental Impact Rating

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO2) emissions. The higher the rating, the less impact it has on the environment.







Total area: approx. 122.8 sq. metres (1321.8 sq. feet)

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