



134 Hill End Lane, St. Albans, AL4 0AE

Guide price £900,000 Freehold



## 134 Hill End Lane

St. Albans, AL4 OAE

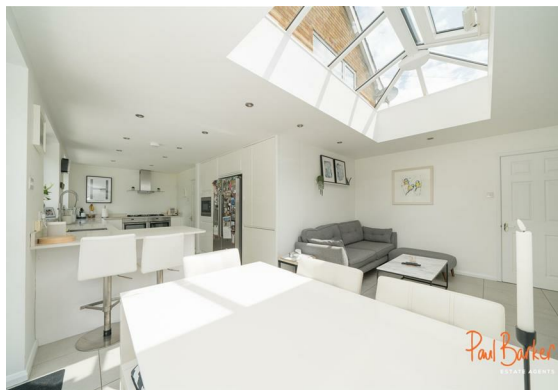
An attractively presented four bedroom semi-detached house on a generous plot with a wonderful 100ft+ private garden and superb potential to extend to the side, rear and into the loft. Located in a sought after position in a leafy lane close to the extensive Highfield Park.

The accommodation begins with a welcoming entrance hall with stairs to the first floor and doors to rooms including a convenient cloakroom/W.C. The bright and spacious dual aspect lounge benefits from a working fireplace, Oak flooring and bi-folding doors to the rear garden. The impressive and sociable kitchen/diner has two windows and bi-folding doors to the rear and a generous atrium allowing light to flood the room. The modern kitchen has a range of white units with work tops above incorporating a sink with mixer tap, five ring gas hob with extractor above and two ovens below. There is an integrated dishwasher and a recess for an American fridge/freezer. A door leads through to a useful utility room and a door giving side access. A generous family room with wood floor concludes the ground floor space.

The first floor landing has a hatch to the loft space and doors to rooms including the dual aspect master bedroom with a built-in cupboard. There are three further well-proportioned bedrooms and a modern, stylish family bathroom.

Externally there's a block paved driveway offering off street parking for a number of cars, a lawn and mature hedges proving seclusion from the road. The outstanding rear garden offers an extensive patio area providing a wonderful entertaining space leading to large mature garden with established trees and bushes.

Hill End Lane is conveniently located close to a parade of local shops, the green open space of Highfield Park, a number of popular primary schools and within 700 meters of the highly regarded Samuel Ryder academy.





## ACCOMMODATION

Entrance Hall

Kitchen/Dining Room

28'7 x 16'4 (8.71m x 4.98m)

Lounge

20'2 x 12'0 (6.15m x 3.66m)

Family Room

16'10 x 9'8 (5.13m x 2.95m)

Utility Room

W.C.

FIRST FLOOR

Landing

Bedroom

16'5 x 10'0 (5.00m x 3.05m)

Bedroom

12'0 x 11'4 (3.66m x 3.45m)

Bedroom

12'2 x 8'8 (3.71m x 2.64m)

Bedroom

9'10 x 8'10 (3.00m x 2.69m)

Bathroom

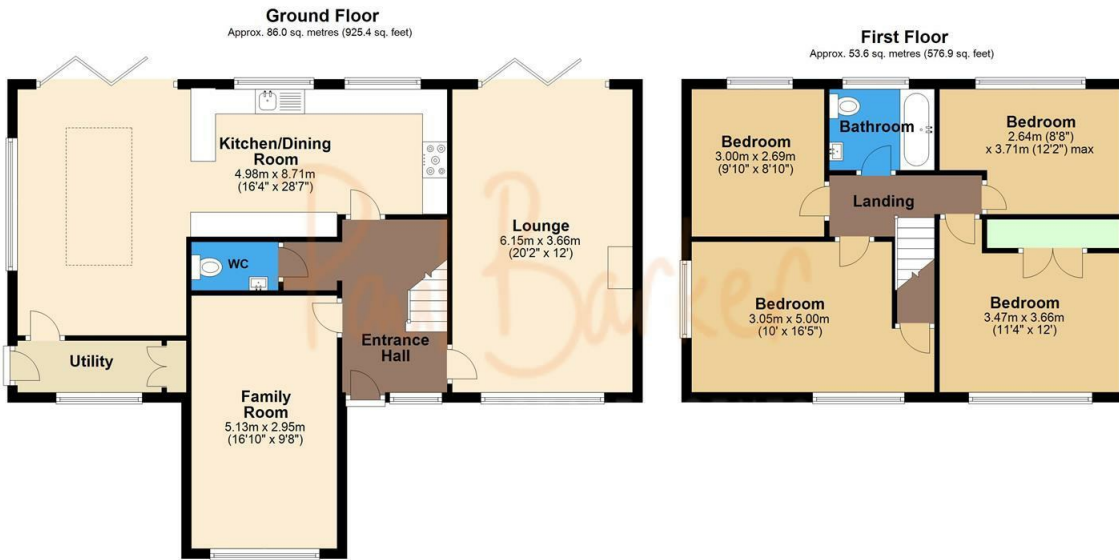
OUTSIDE

Front Garden

Rear Garden

118'1" x 52'5" (36 x 16)

## Floor Plan



Total area: approx. 139.6 sq. metres (1502.3 sq. feet)

Disclaimer - Floor plan is for marketing purposes only and is to be used as a guide - SKM Studio  
Plan produced using PlanUp.

## Viewing

Please contact our Office on 01727 223344 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph

