



423 Hatfield Road, St. Albans, AL4 0XP

Guide price £730,000 Freehold



423 Hatfield Road

St. Albans, AL4 0XP

A stylishly presented five bedroom semi-detached house located in a popular residential area just 461 meters of Beaumont Secondary school which is rated as outstanding by OFSTED. The house has been skilfully extended in to the loft and offers further potential for a generous rear extension (subject to planning).

The impressive accommodation begins with a part glazed front door opening into a welcoming entrance hall with stairs to the first floor with storage below and doors to rooms. The bright lounge benefits from a box bay window, chimney breast and wooden effect floor flowing through a square archway into the sociable dining room with French doors to the rear garden. The modern kitchen offers range of white gloss wall and base units with a window and door to the rear garden.

The first floor landing has stairs to the second floor and doors to rooms including three well-proportioned bedrooms and a modern bathroom. The second floor landing provides access to two bedrooms (both bedrooms could be re-configured into an impressive master bedroom) and a contemporary style shower room.

Externally there is a block paved driveway to the front providing off street parking for two cars and to the rear is a wonderful 70ft garden with an extensive patio area ideal for entertaining leading via a pathway to the rear with a lawn and a shed to the rear. There is access to the side of the house via a side gate.

Hatfield Road is conveniently located close to Beaumont Secondary and Oakwood & Fleetville Primary schools. There's a local parade of shops, family friendly pub, Smallford farm shop and Cafe and a further thriving parade of shops, services and food outlets all close by in Fleetville and the main line train station into St Pancras International is approx 1.5 mile away.





ACCOMMODATION

Entrance Hall

Living Room

14'6 x 10'3 (4.42m x 3.12m)

Dining room

14'1 x 10'3 (4.29m x 3.12m)

Kitchen

14'1 x 6'3 (4.29m x 1.91m)

FIRST FLOOR

Landing

Bedroom

14'1 x 10'3 (4.29m x 3.12m)

Bedroom

12'6 x 10'3 (3.81m x 3.12m)

Bedroom

9'10 x 6'3 (3.00m x 1.91m)

Bathroom

SECOND FLOOR

Bedroom

10'7 x 7'11 (3.23m x 2.41m)

Bedroom

11'4 x 7'2 (3.45m x 2.18m)

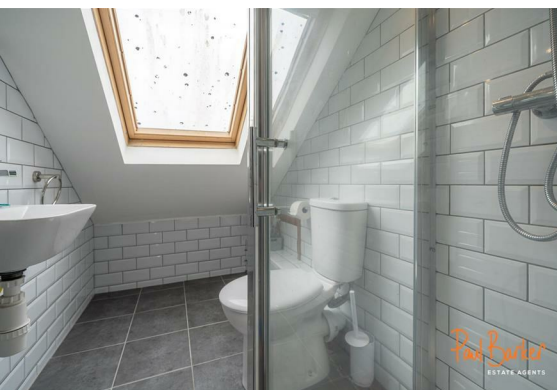
Shower Room

OUTSIDE

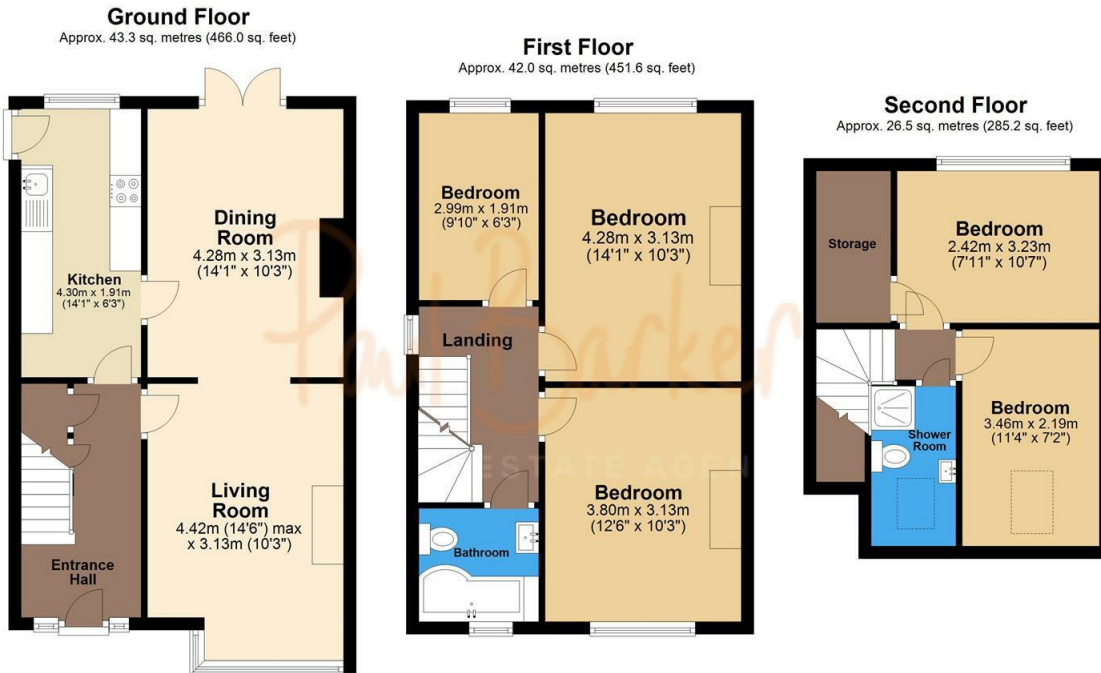
Frontage/Parking

Rear Garden

70 (21.34m)



Floor Plan



Total area: approx. 111.8 sq. metres (1202.9 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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Longmire House 36-38 London Road, St Albans, AL1 1NG
01727 223344 | Email: sales@paul-barker.co.uk | www.paul-barker.co.uk

Area Map



Energy Efficiency Graph

