



2 Hedley Villas Hedley Road, St. Albans, AL1 5RU

Guide price £850,000 Freehold



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St. Albans, AL1 5RU

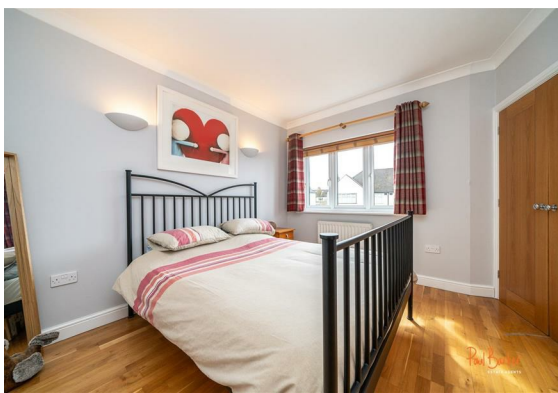
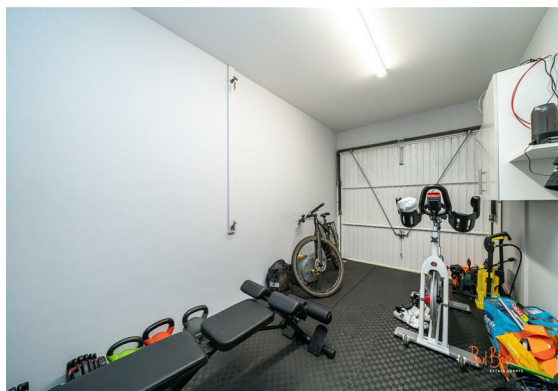
A wonderfully spacious and attractively presented four double bedroom house in the sought after Fleetville area of St Albans. The property offers well-planned accommodation arranged over three floors with an integral garage, currently used as a home gym and offering scope for conversion to a habitable space (subject to building regulations) and no onward chain.

A part glazed front door opens into a generous entrance hall with stairs to the first floor and doors to rooms including a convenient W.C. The comfortable lounge enjoys a feature fireplace and double doors out to the rear garden. There's a modern stylish fitted kitchen with solid wood worktops and a recess for a range cooker and there's also a separate formal dining room.

The first floor landing has stairs to the second floor, a built-in airing cupboard and doors to rooms. An impressive 23ft master bedroom has a range of fitted wardrobes and access to an en-suite shower room. There are two further double bedrooms, one with fitted wardrobes and a Jack & Jill bathroom providing a family bathroom and en-suite to the second bedroom. The third floor landing offers access to a wonderful dual aspect bedroom which is currently used as an extra sitting room and access to a useful loft storage area.

Externally there's an attractive low-maintenance frontage with offer street parking leading to the garage with an up and over door. The private rear garden has a paved patio area leading to level lawn with fences to the side and rear.

Hedley Road is conveniently located within walking distance of the mainline train station, a number of popular local primary schools including Camp and Fleetville Infants & Juniors and Beaumont Senior school. There are also local shops and services in Fleetville including a Post Office and Morrisons supermarket within a short walk.





ACCOMMODATION

Hallway

Lounge

17'4 x 10'10 at max (5.28m x 3.30m at max)

Dining Room

9'4 x 9'4 (2.84m x 2.84m)

Kitchen

13'4 x 10'11 (4.06m x 3.33m)

Cloakroom W.C.

Garage

16'4 x 7'6 (4.98m x 2.29m)

FIRST FLOOR

Master Bedroom

23'2 x 11 at max (7.06m x 3.35m at max)

En-Suite

Bedroom

11'5 x 11'5 (3.48m x 3.48m)

Bedroom

10'1 x 9'4 (3.07m x 2.84m)

Jack & Jill Bathroom

SECOND FLOOR

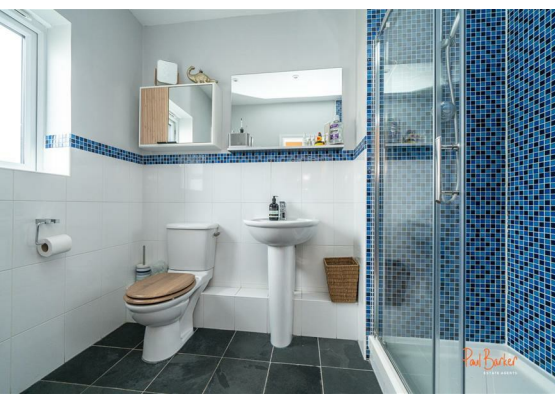
Bedroom

19'2 x 13'9 at max (5.84m x 4.19m at max)

OUTSIDE

Frontage

Rear Garden



Floor Plan

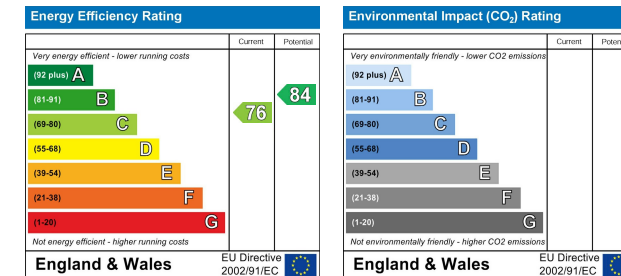


Total area: approx. 160.7 sq. metres (1729.9 sq. feet)
Disclaimer - Floor plan is for marketing purposes only and is to be used as a guide - SKM Studio
Plan produced using PlanItUp.

Area Map



Energy Efficiency Graph



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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