



21 Hawfield Gardens, St. Albans, AL2 2PB

Guide price £750,000 Freehold



21 Hawfield Gardens

St. Albans, AL2 2PB

A delightful, attractively presented four bedroom detached home with a multi-car driveway, a garage and a work shop/home office situated in a quiet cul-de-sac where properties rarely become available in the popular village of Park Street.

The front door opens into a welcoming hallway with stairs leading up to the first floor and doors to rooms featuring decorative stain glass windows. The generous kitchen features a Range Stove with electric hob, an intergated dishwasher, recesses for white goods, stylish blue tiles with shaker style pastel blue wall and base units as well as a family dining area. Moving through to bright and spacious lounge with a velux skylight and french doors opening out onto a patio and a mature garden with a lawn and a garage with a room behind which is currently being used as a workshop with an electric supply and would make a fantastic home office. A stylish bathroom with a white suite including a roll top bath and two bedrooms with a front aspect conclude the ground floor.

The first floor offers two bright double bedrooms with eaves storage and a spacious bathroom with corner shower cubicle, a velux skylight and a white suite.

Externally there is a multi-car driveway, leading to a garage with recently fitted composite double doors with a seperate workshop adjoined behind and a well kept, mature rear garden with a patio.

Hawfield Gardens is located in the popular village of Park Street in a quiet road close to the village amenities including a convenience shop, a friendly pub, tasty takeaways and park. There are also superb schools close by including How Wood & Killigrew Primary and Marlborough schools. The property is perfectly situated just a short 5 minute walk from Park Street station, offering direct links to St Albans and Watford Junction station and the M1, A1 and M25 are just a short drive away.





Accommodation

GROUND FLOOR

Entrance Hall

Dining Room

11'3 x 11'7 (3.43m x 3.53m)

Kitchen

6'10 x 8'11 (2.08m x 2.72m)

Lounge

16'9 x 16'9 (5.11m x 5.11m)

Bathroom

Bedroom

9'11 x 13'3 (3.02m x 4.04m)

Bedroom

8'8 x 13'3 (2.64m x 4.04m)

FIRST FLOOR

Bedroom

12'6 x 11'3 (3.81m x 3.43m)

Bedroom

12'6 x 11'6 (3.81m x 3.51m)

Bathroom

OUTSIDE

Garage

8'11 x 16'6 (2.72m x 5.03m)

Workshop

8'11 x 12'6 (2.72m x 3.81m)



Floor Plan



Total area: approx. 145.6 sq. metres (1567.1 sq. feet)

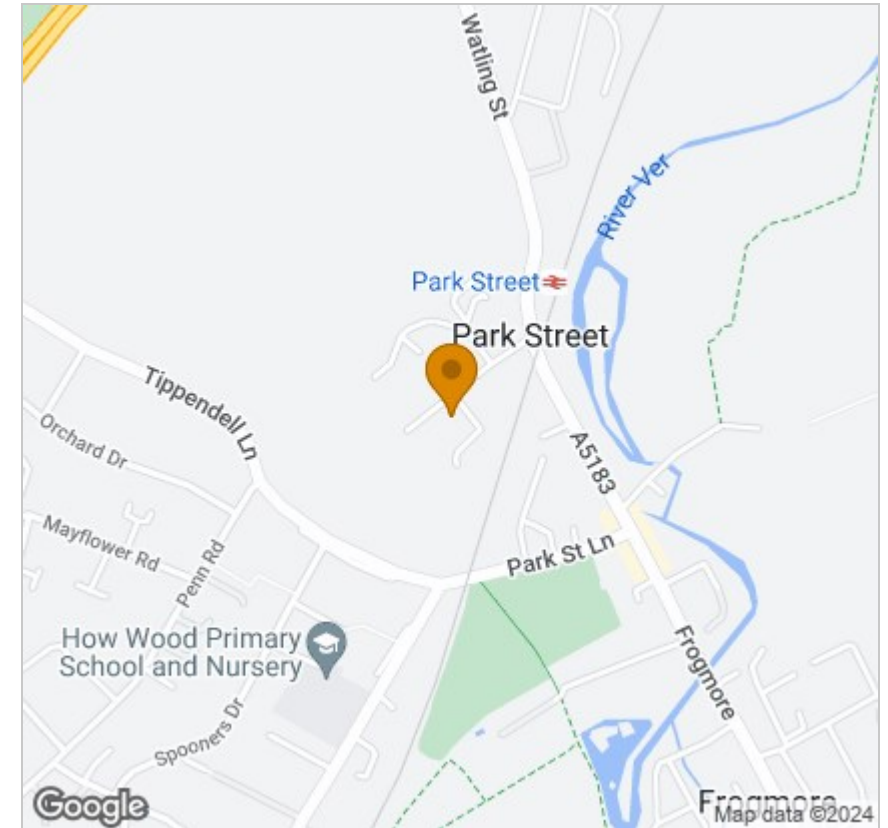
Disclaimer - Floor plan is for marketing purposes only and is to be used as a guide - SKM Studio
Plan produced using PlanUp.

Viewing

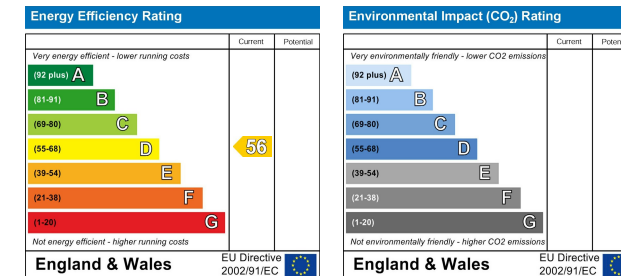
Please contact our Office on 01727 223344 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph



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