



26 Hazelwood Drive, St. Albans, AL4 0UW

Guide price £875,000 Freehold



26 Hazelwood Drive

St. Albans, AL4 0UW

An attractive three bedroom semi-detached family home in close proximity to Oakwood primary & Beaumont secondary schools. The house offers wonderful potential to modernize and extend to the side, rear and into the loft (s.t.p.p.) and is offered with the benefit with no onward chain.

The accommodation begins with a covered entrance porch and a part glazed front door leading into a welcoming entrance hall with stairs to the first floor and doors to rooms. The bright bay fronted lounge connects via an archway to the dining room with double doors leading out to the rear garden. There's a basic fitted kitchen with a range of wall and base units and a door to the rear garden.

The first floor landing has a hatch to the loft and doors to rooms. There are two generous double bedrooms both with a built-in storage, a well-proportioned third bedroom and a family bathroom.

Externally there is a driveway leading to a garage and to the rear is a delightful 105ft garden which is mainly laid to lawn with established bushes and trees.

Hazelwood Drive is a quiet tree lined road conveniently located close to Beaumont secondary and Oakwood and Fleetville primary schools. There's a local parade of shops and a larger thriving parade of shops, services and food outlets all close by in Fleetville and The Quadrant with an M&S food hall.





ACCOMMODATION

Entrance Hall

Lounge

13'0 (max) x 11'8 (3.96m (max) x 3.56m)

Dining Room

10'7 x 10'5 (3.23m x 3.18m)

Kitchen

9'7 x 6'11 (max) (2.92m x 2.11m (max))

FIRST FLOOR

Landing

Bedroom

13'5 x 10'8 (4.09m x 3.25m)

Bedroom

10'7 x 10'5 (3.23m x 3.18m)

Bathroom

OUTSIDE

Frontage

Rear Garden

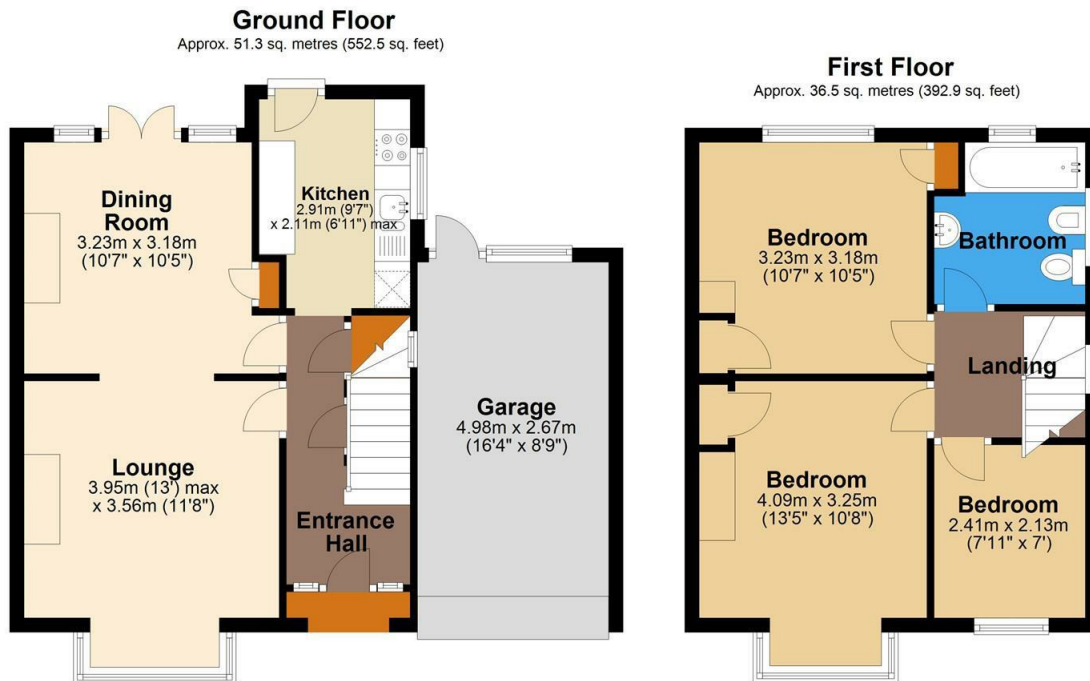
104'11" (32)

Garage

16'4 x 8'9 (4.98m x 2.67m)



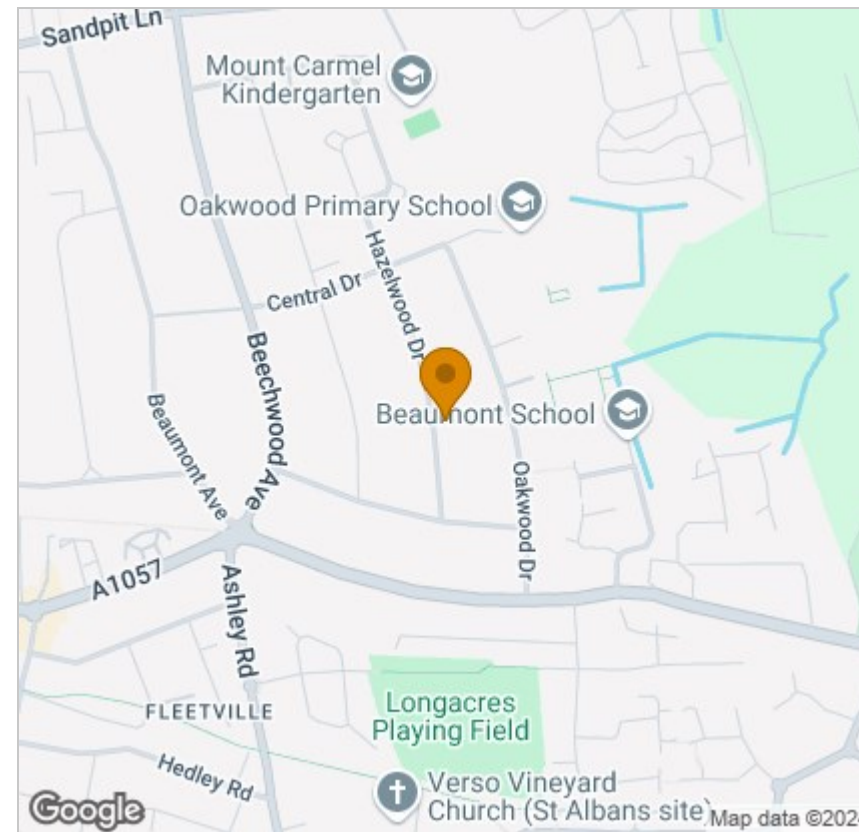
Floor Plan



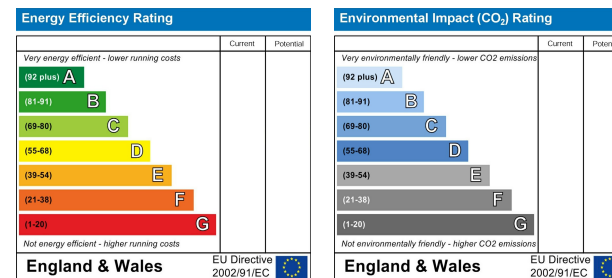
Total area: approx. 87.8 sq. metres (945.4 sq. feet)

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

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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