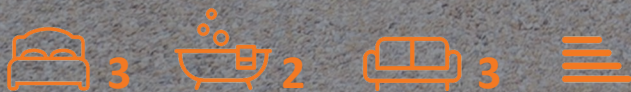




334 Hatfield Road, St. Albans, Hertfordshire AL4 0DU

Price guide £895,000 Freehold



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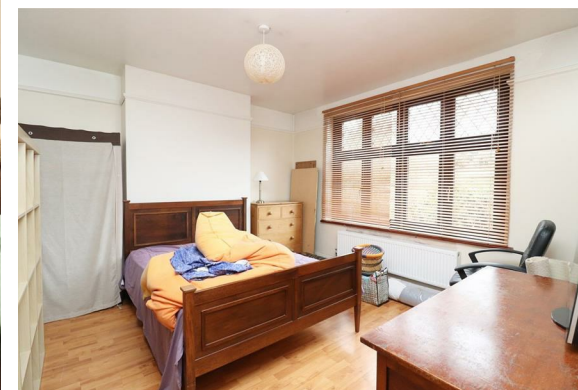
An attractive 1930's style three double bedroom semi-detached house in close proximity to Beaumont Secondary school. This spacious house offers wonderful potential to extend to the side, rear or into the loft.

A generous entrance porch leads into an impressive hallway with doors to rooms and stairs to the first floor. The sitting room features a fireplace and double doors opening into a bright 20ft garden room with a vaulted ceiling with three Velux style windows. There's a lounge and kitchen/diner with an extensive range of wall and base units, a utility/shower room and a separate W.C.

The first floor features a spacious landing with access to the loft (approx 8'2 (2.5m) max height) and doors to rooms. The master bedroom overlooks the rear garden, there are two further double bedrooms and a bathroom suite including a bath, basin and W.C.

Externally there's a driveway to the front providing ample off street car parking. The 40ft sunny aspect rear garden enjoys a block paved patio reading to the lawn with established plants to side. There's a shingle driveway with double doors to the front.

Hatfield Road is conveniently located close to Beaumont Secondary and Oakwood and Fleetville Primary schools. There's a 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 mile away.





ACCOMMODATION

Porch

Hallway

Living Room

13 x 11'10 (3.96m x 3.61m)

Lounge

13 x 12'4 (3.96m x 3.76m)

Garden Room

20'11 x 11'1 (6.38m x 3.38m)

Kitchen/Diner

16'1 x 12 at widest (4.90m x 3.66m at widest)

Utility/Shower Room

Cloakroom/W.C.

FIRST FLOOR

Landing

Bedroom 1

13 x 12' (3.96m x 3.66m)

Bedroom 2

13 x 11'10 (3.96m x 3.61m)

Bedroom 3

12'1 x 9'9 (3.68m x 2.97m)

Bathroom

EXTERIOR

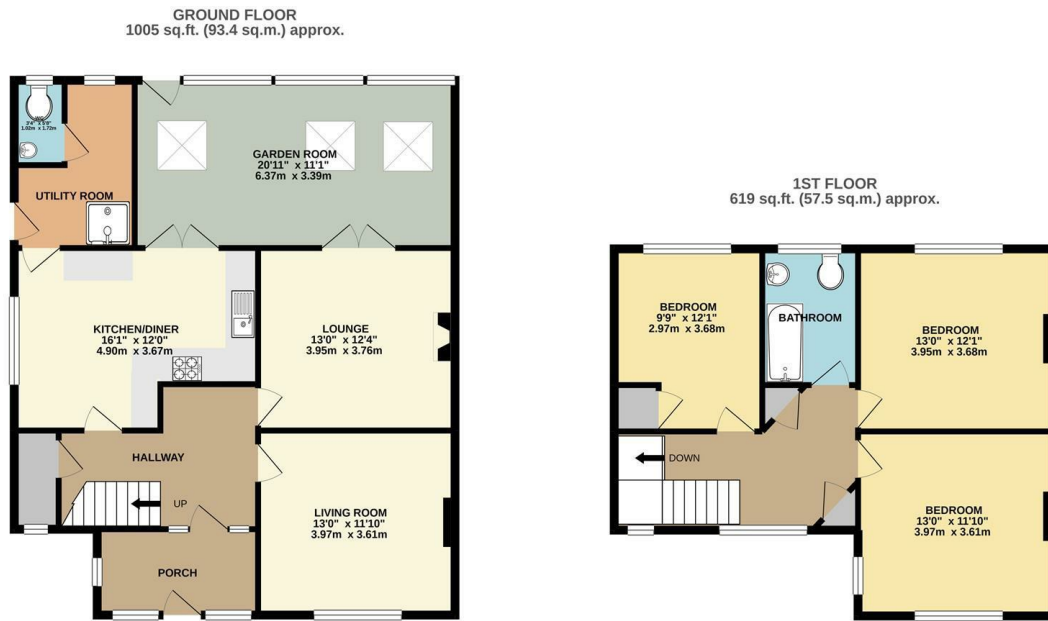
Frontage

Rear Garden

41'0" (12.5)

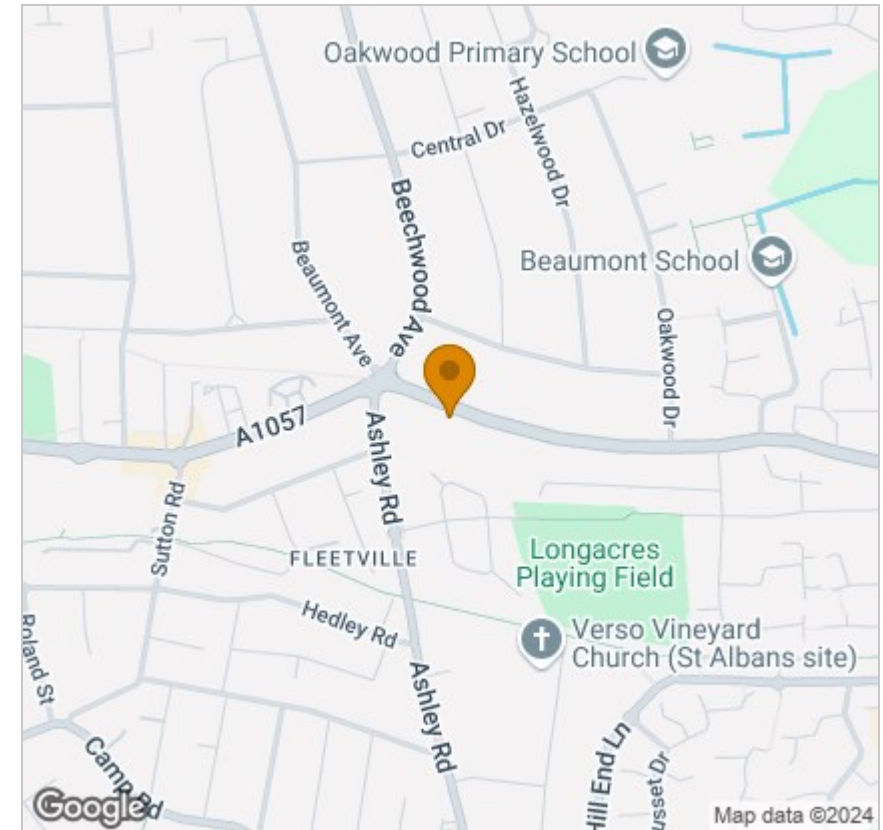


Floor Plan

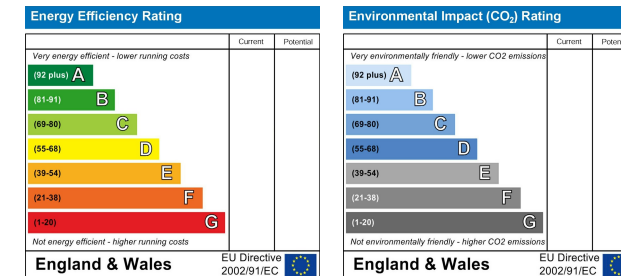


TOTAL FLOOR AREA : 1625 sq.ft. (150.9 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.

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.

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