



248 Hatfield Road,  
St. Albans, Hertfordshire AL1 4UN

Guide price £600,000 Freehold

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**248 Hatfield Road,  
St. Albans, Hertfordshire AL1 4UN**

An extended 1930's three bedroom semi-detached home located in the heart of Fleetville and within 0.9 miles of the mainline train station. The accommodation comprises of an entrance hall, lounge, dining room, kitchen/breakfast room with vaulted ceiling, study, downstairs shower room, three bedrooms and a family shower room. Externally there's a sunny south facing garden with a superb freestanding home office/studio.

Situated in the hugely desirable Fleetville area to the east of the City centre with a wonderful range of shops, services, Fleetville infant and junior Schools and Beaumont Senior school are all close by.

## **ACCOMMODATION**

### **Hallway**

Via a part glazed front door, radiator, wood flooring, door and stairs to first floor and door to inner hall with doors to rooms.

### **Lounge**

**13'8 x 12'3 into bay (4.17m x 3.73m into bay)**

A box bay window to front, wood floor, a feature fireplace with brick hearth, radiator, picture rails, coving and part glazed doors opening into:

### **Dining Room**

**13'2 x 10 (4.01m x 3.05m)**

Wood floor, radiator, picture rails, coving, opening into kitchen/breakfast room and door to inner hall.

### **Kitchen/Breakfast Room**

**14'8 x 10'8 (4.47m x 3.25m)**

A bright sociable room with a vaulted ceiling with Velux roof windows, patio doors out to the rear garden and window to rear. A fitted kitchen with a range of wall and base units with work tops above incorporating a sink with mixer tap, hob with oven below and extractor above, integrated fridge/freezer and dishwasher and recess for washing

machine. A breakfast bar area with space for stools below, wood floor.

### **Study**

**9'11 x 7'11 at widest point (3.02m x 2.41m at widest point)**

Window to side and rear, wood floor and a wall mounted gas combination boiler.

### **Shower Room**

Window to side, a fitted suite incorporating a shower cubicle, basin, W.C. heated towel rail, part tiled walls and tiled floor.

## **FIRST FLOOR**

### **Landing**

Window to side, hatch to loft and doors to rooms.

### **Bedroom 1**

**13'2 x 10 (4.01m x 3.05m)**

Window to rear, an extensive range of fitted wardrobes, wood floor and radiator.

### **Bedroom 2**

**12'4 x 11'2 (3.76m x 3.40m)**

Window to front, feature fireplace, wood floor and radiator.

### **Bedroom 3**

**7 x 5'8 (2.13m x 1.73m)**

Window to front and radiator.

### **Shower Room**

Window to rear, a fitted suite incorporating a shower cubicle, basin, W.C. heated towel rail, tiled walls and floor.

## **OUTSIDE**

### **Frontage**

A low level brick retaining wall to the front with a gate and pathway to the front door.

### **Rear Garden**

**69 (21.03m)**

A sunny south facing garden with a paved patio area with steps down to the garden which is mainly laid to lawn, outside lights and tap. To the rear of the garden is a superb free standing home office. There's a gate to the rear of the garden giving pedestrian access to Sutton Road.

### **Home Office**

**15'5 x 7'8 (4.70m x 2.34m)**

An impressive outbuilding with a vaulted ceiling providing a light and airy feel with windows to side and front, light and power points.





