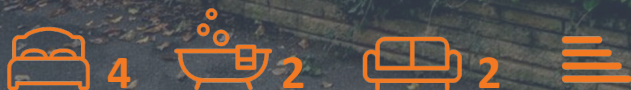




144 Hill End Lane, St. Albans, AL4 0AE

Guide price £775,000 Freehold



144 Hill End Lane

St. Albans, AL4 0AE

An attractively presented four bedroom extended semi-detached house located on a quiet lane overlooking the superb green space of Highfield Park and within easy walk to the Samuel Ryder Academy.

The accommodation begins with a useful porch opening into a welcoming entrance hall with stairs to the first floor, a convenient downstairs' W.C. and an impressive 21ft lounge with two windows to the front with a wooden floor. The wonderful 'heart of the home' kitchen/diner/family room benefits from a roof atrium and bi-folding doors to the rear garden. The quality fitted kitchen consists of an extensive range of white wall and base units with recesses for white goods and a peninsular unit with a breakfast bar area.

The first floor landing has a hatch to the loft and doors to rooms including the impressive master bedroom with a vaulted ceiling and a range of fitted wardrobes. There are three further well-proportioned bedrooms, a modern family bathroom suite and a useful shower room with a full width shower cubicle.

Externally, an established evergreen hedge provides seclusion from the pavement and there's a block paved driveway offering off street parking for two cars. The delightfully private rear garden benefits from a full width patio area, ideal for entertaining. The lawn has plants and shrubs to each side and a cabin to the rear with light and power which is currently used a home office and there's a further storage shed.

Hill End Lane is conveniently located close to a parade of local shops, the green open space of Highfield Park, several popular primary schools and within approx. 600 meters of the highly regarded Samuel Ryder academy.





ACCOMMODATION

Porch

Entrance Hall

W.C.

Lounge

21'3 x 12'3 (max) (6.48m x 3.73m (max))

Kitchen/Dining Room

22'1 x 22'1 (6.73m x 6.73m)

FIRST FLOOR

Landing

Bedroom

13'8 x 11'8 (4.17m x 3.56m)

Bedroom

12'5 x 10'2 (3.78m x 3.10m)

Bedroom

9'8 x 8'6 (2.95m x 2.59m)

Bedroom

8'5 x 8'2 (2.57m x 2.49m)

Bathroom

Shower Room

OUTSIDE

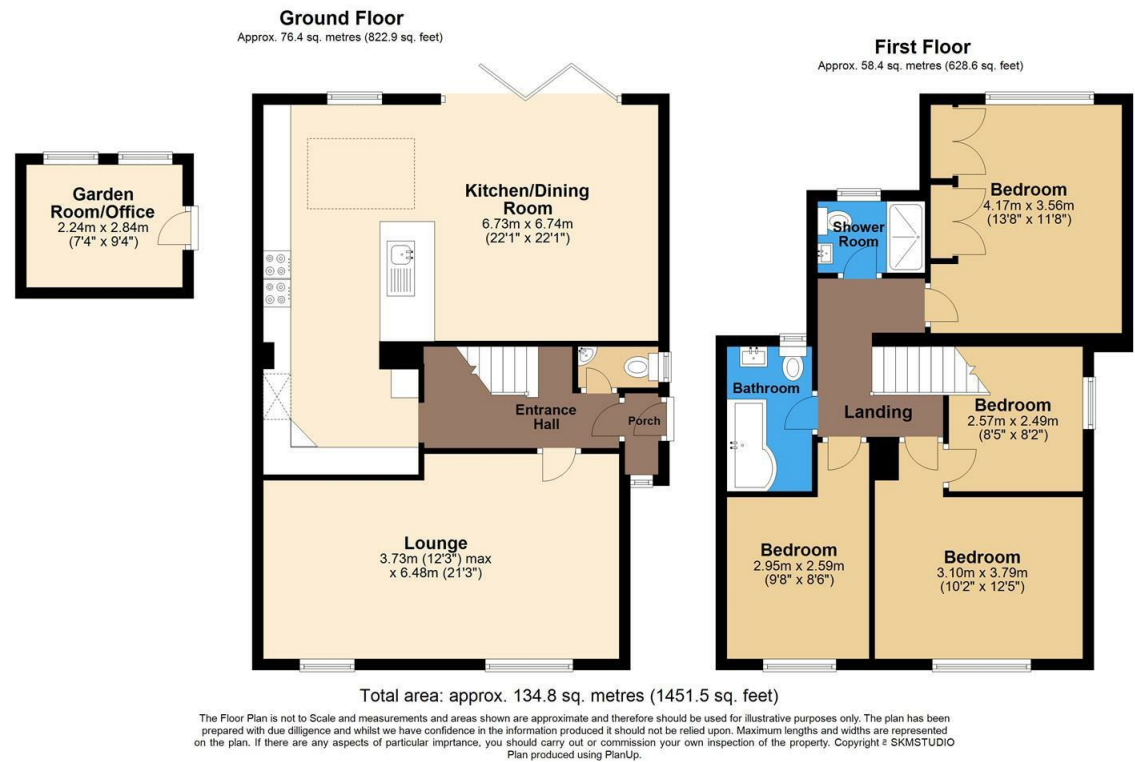
Frontage

Rear Garden

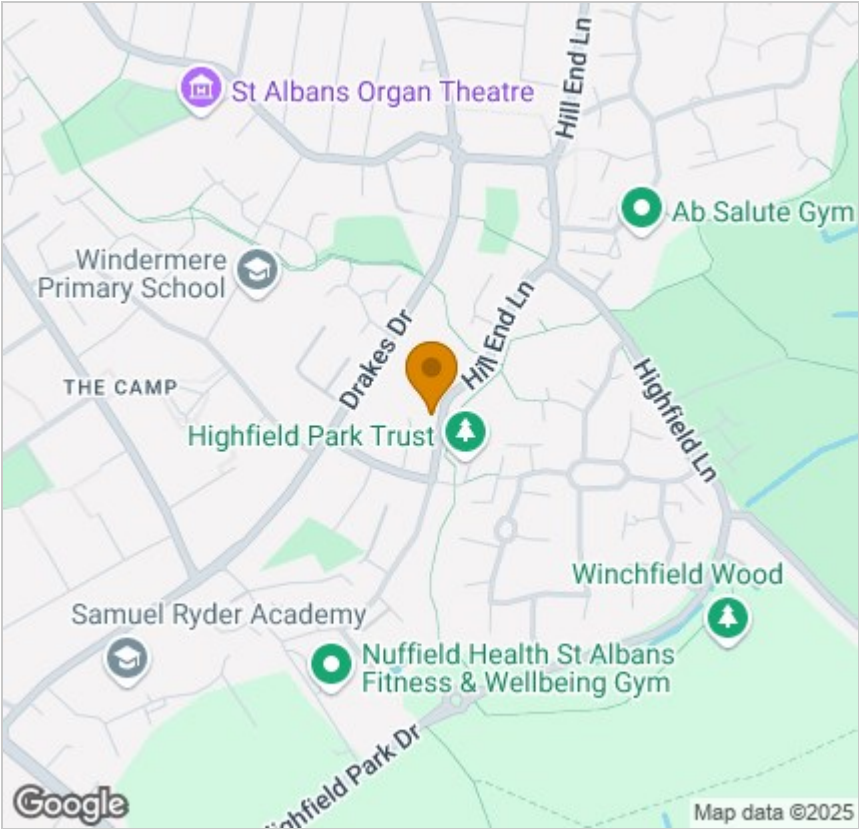
Garden Room/Office

9'4 x 7'4 (2.84m x 2.24m)

Floor Plan



Area Map



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph

