



12 Hammers Gate, St. Albans, AL2 3DZ

Guide price £750,000 Freehold



Paul Barker
ESTATE AGENTS

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St. Albans, AL2 3DZ

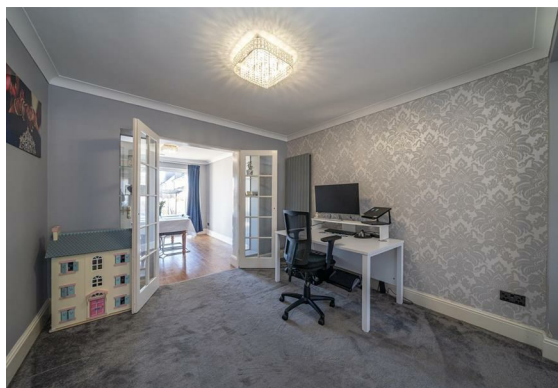
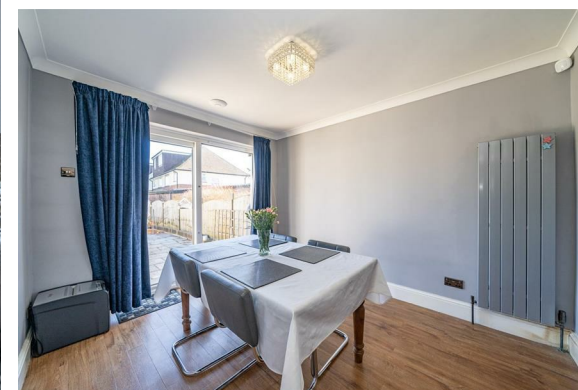
This charming three-bedroom semi-detached house is an ideal family home, offering spacious living accommodation throughout. Situated in a desirable quiet close, it features a driveway and garage and wonderful potential to extend to the side, rear and into the loft (plans have been produced and are available, but would be subject to planning permission). The property also benefits from recent re-wiring, fresh plaster work and a new boiler.

The property begins with a porch leading into a welcoming hallway with doors to rooms and stairs to the first floor. The bright modern living room is perfect for relaxation, leading into a dining area, ideal for family meals or entertaining guests. A fitted kitchen with wood style wall and base units, worktops, an integrated hob and oven below, recesses for white goods and a convenient breakfast bar. There is also a separate breakfast room offering a bright and airy space for casual dining, making it the heart of the home with patio doors leading out to the well maintained patio and rear garden.

On the first floor, the principle bedroom boasts fitted wardrobes, offering plenty of storage space, while bedroom two is a good-sized double featuring fitted wardrobes for added convenience. The third bedroom is a good size with fitted wardrobes and could take a double bed. The first floor concludes with a separate W.C. and a family bathroom, providing the necessary amenities for a busy household.

Externally the property benefits from off-street parking, including a detached garage. The rear garden is a lovely feature, with a well-maintained lawn offering space for children to play or for relaxing in the fresh air.

Hammers Gate in Chiswell Green is generously served by a local post office, bakers, an exception pizza restaurant/takeaway, family friendly pub and a co-op supermarket. There are excellent local schools and its only a short drive into St Albans City centre and the M25 & M1 motorway network are easily accessible





ACCOMMODATION

Porch

Hallway

Living Room

23'11 x 12'9 (7.29m x 3.89m)

Dining Room

10'6 x 10'6 (3.20m x 3.20m)

Breakfast Room

11' x 9'2 (3.35m x 2.79m)

Kitchen

19'5 x 8'6 (5.92m x 2.59m)

FIRST FLOOR

Bedroom One

13'7 x 11'2 (4.14m x 3.40m)

Bedroom Two

10'7 x 4'5 (3.23m x 1.35m)

Bedroom Three

8'3 x 7'11 (2.51m x 2.41m)

W.C

Bathroom

EXTERNAL

Driveway

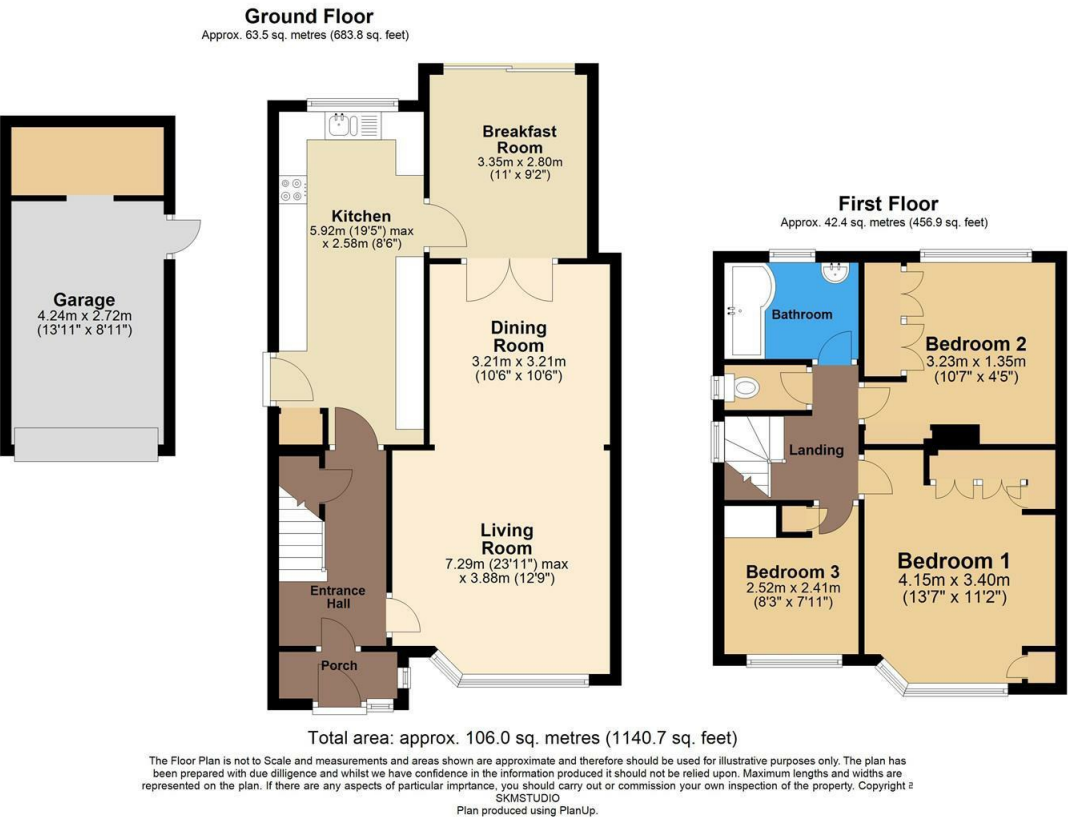
Garage

13'11 x 8'11 (4.24m x 2.72m)

Rear Garden

50 (15.24m)

Floor Plan



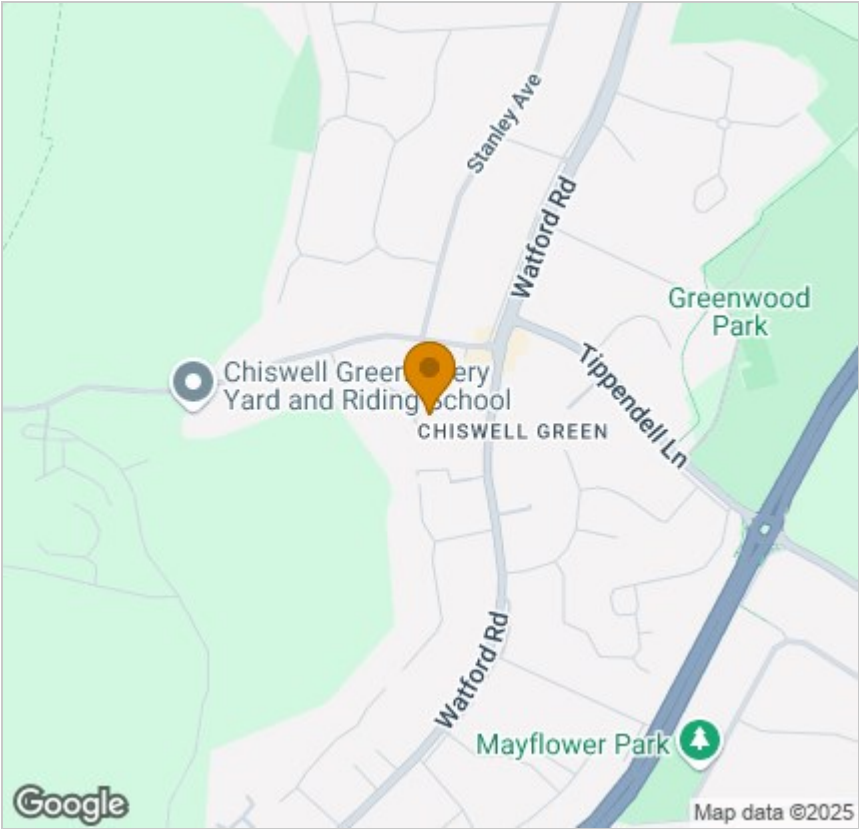
Viewing

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

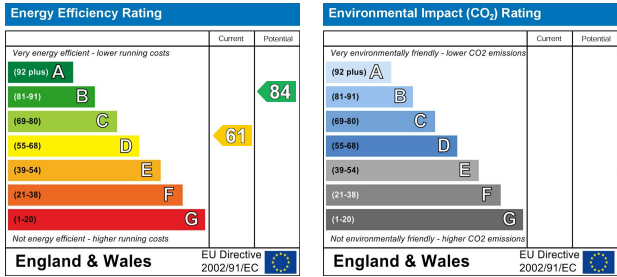
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Area Map



Energy Efficiency Graph



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