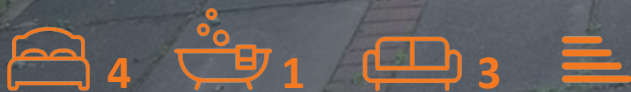




269 Hatfield Road, St. Albans, Hertfordshire AL4 0DH

Guide price £1,250,000 Freehold



269 Hatfield Road

St. Albans, Hertfordshire AL4 0DH

An attractive 1930s-style semi-detached house located within 490 metres of the outstanding Beaumont Secondary School, offering an exceptional opportunity to live in a highly sought-after area. The property has been extended to the side and features a beautiful rear garden, with further potential to extend to the rear and side (subject to planning permission).

The front door opens into a welcoming entrance hall with stairs leading to the first floor and access to all main ground floor rooms. The spacious and sociable bay-fronted lounge/diner is filled with natural light and features a charming fireplace. Double doors lead into a conservatory with further access to the rear garden, creating a seamless flow between indoor and outdoor living.

The extended kitchen is fitted in a modern style with a range of wall and base units, a combination of integrated and freestanding appliances, and a window overlooking the garden. Additional doors lead to the side of the property and a convenient downstairs WC.

Upstairs, the first-floor landing gives access to four rooms, including the generous master bedroom with a large bay window to the front. The second and third bedrooms offer peaceful views over the rear garden, while the fourth room serves well as a study or nursery. The stylish family bathroom features a four-piece suite comprising a bath, separate shower, basin, and WC.

Externally, the property provides off-street parking for several cars. The extensive 100ft rear garden includes a large patio area, ideal for entertaining, which leads down to a lawn bordered by mature shrubs on both sides offering excellent privacy. There is also rear access to the integral garage, which has an up-and-over door at 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 close by in Fleetville and the main line train station is approx. 1mile





ACCOMMODATION

Entrance Hall

Lounge

11'5 x 12'11 (3.48m x 3.94m)

Dining Room

11'10 x 10'10 (3.61m x 3.30m)

Conservatory

9'2 x 9'6 (2.79m x 2.90m)

Kitchen

11'11 x 14'6 (3.63m x 4.42m)

Cloakroom/W.C.

FIRST FLOOR

Bedroom 1

11'8 x 13'3 (3.56m x 4.04m)

Bedroom 2

12 x 10'11 (3.66m x 3.33m)

Bedroom 3

8'6 x 8'2 (2.59m x 2.49m)

Baby Room/Study

5'4 x 6'2 (1.63m x 1.88m)

Bathroom

OUTSIDE

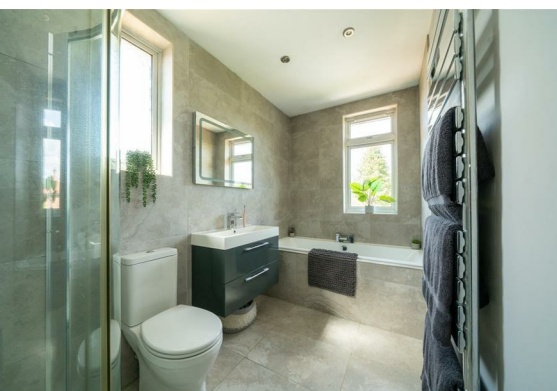
Paved Front Driveway

Garage

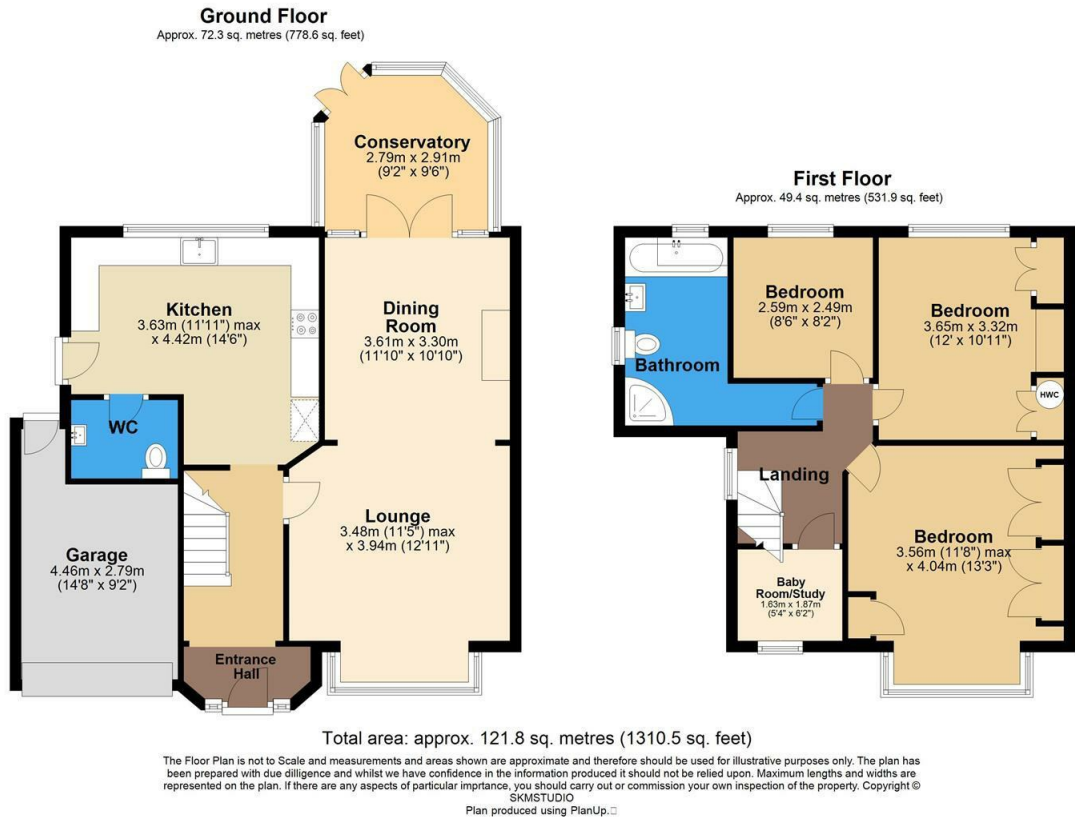
15'11 x 9'2 (4.85m x 2.79m)

Rear Garden

100 (30.48m)



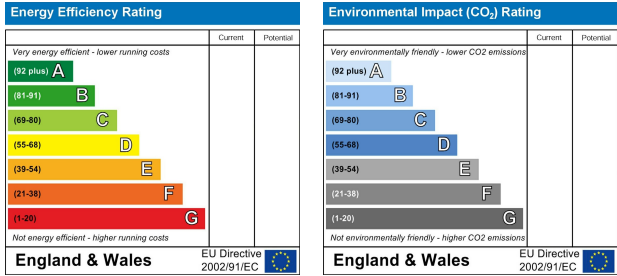
Floor Plan



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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