



Connells

Hudson Close  
St. Albans



### Property Description

Charming First Floor Maisonette with Private Garden in the Heart of St Albans. This exquisite first floor maisonette offers a perfect blend of comfort, convenience, and style. A welcoming landing that leads to all rooms, ensuring a thoughtful layout that enhances both privacy and flow. The generously sized double bedroom provides a serene retreat, while the large bathroom offers modern fixtures and ample space for relaxation. The bright and airy living room is the heart of this home, featuring custom blinds that frame delightful views of your private garden. Prepare culinary delights in the spacious kitchen, which boasts plenty of cabinetry and workspace. Additional features include a pantry for extra storage and a storage cupboard indoors for your everyday essentials. Outdoor enthusiasts will appreciate the practicality of the external storage cupboard, perfectly sized to accommodate two bikes, catering to an active lifestyle. Parking is a breeze with convenient off-road parking available, adding to the ease of daily living. Situated just 0.6 miles from St Albans Abbey Station, this maisonette is ideally located close to a wealth of amenities, providing a perfect balance of suburban tranquillity and urban accessibility. Don't miss the opportunity to make this charming property your new home. Schedule a viewing today and experience the best of St Albans living!

## Landing

8' 2" x 4' 11" ( 2.49m x 1.50m )

## Lounge

13' 3" x 12' 6" ( 4.04m x 3.81m )

## Kitchen

11' x 7' 11" ( 3.35m x 2.41m )

## Utility Room

## Bedroom One

13' 2" x 9' 10" ( 4.01m x 3.00m )

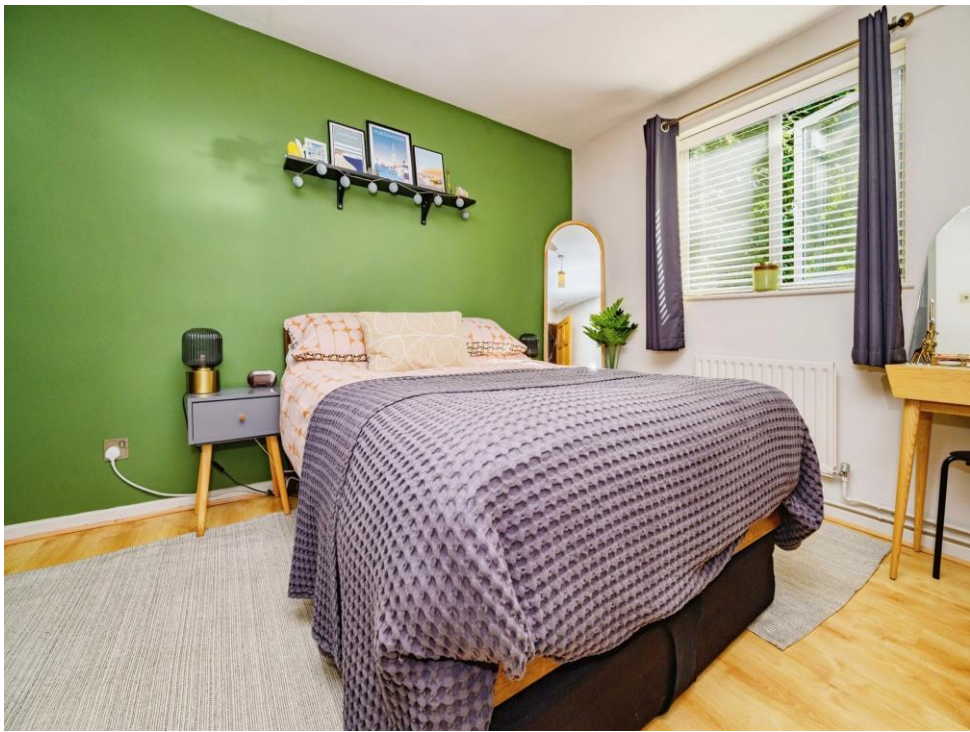
## Bathroom

10' 11" x 8' ( 3.33m x 2.44m )

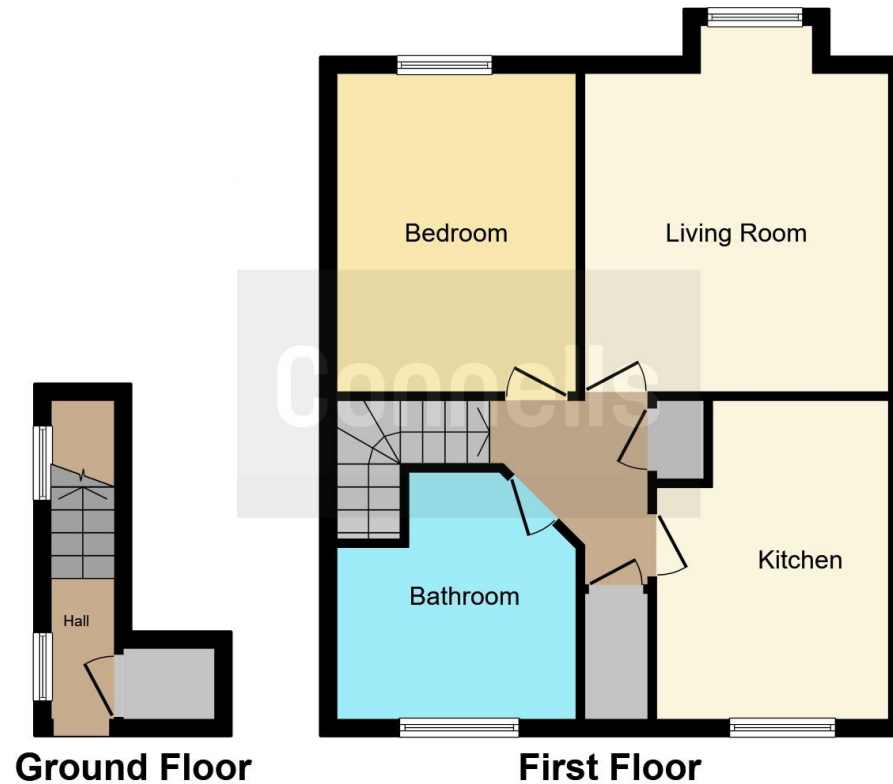
## Rear Garden

## Outbuilding









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

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**EPC Rating: C**

Tenure: Leasehold

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This is a Leasehold property with details as follows; Term of Lease 125 years from 26 Jan 1998. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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Property Ref: STA316335 - 0007