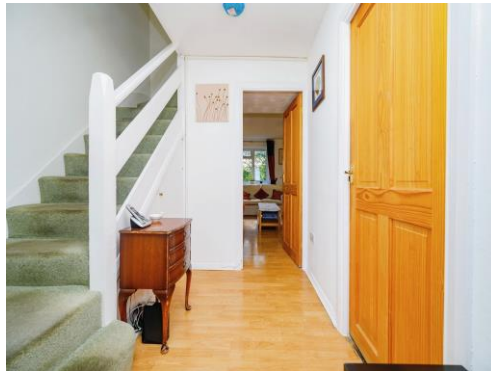




**Connells**

Hughenden Road  
St. Albans





### Property Description

This beautifully presented split-level maisonette boasts an impressive layout, featuring three spacious double bedrooms, perfect for families or those seeking extra space. The expansive living/dining area is a true highlight, seamlessly flowing onto a generous south-facing balcony that offers serene views over the lush communal greens, an idyllic spot for morning coffee or evening relaxation.

The heart of the home is the large Magnet kitchen, equipped with a built-in larder and ample storage, catering to all your culinary needs. Overlooking the school grounds, this kitchen not only offers practicality but also a pleasant outlook while you prepare meals.

Retreat to the family bathroom, where you'll find a Jacuzzi bath, providing the perfect oasis for unwinding after a long day. Storage is in abundance throughout the property, with convenient access to the loft for any additional needs. Recent updates include new electrics, ensuring modern safety and efficiency, while the property also benefits from a garage en block and ample communal parking for residents and guests alike.

Additionally, two private secure sheds outside provide extra space for garden tools, bikes or outdoor equipment. Situated in a highly sought-after area, this maisonette is within close proximity to popular schools and a wealth of local amenities, making it perfect for families and professionals alike. Don't miss your chance to own this exceptional property that combines space, style, and convenience.

### Entrance Hall

10' 6" x 5' ( 3.20m x 1.52m )

### Lounge/Diner

18' x 15' 11" ( 5.49m x 4.85m )

### Kitchen

10' 6" x 9' 10" ( 3.20m x 3.00m )

### Landing

6' 3" x 4' 5" ( 1.91m x 1.35m )

### Bedroom One

12' 9" x 8' 9" ( 3.89m x 2.67m )

### Bedroom Two

12' 4" x 11' 1" ( 3.76m x 3.38m )

### Bedroom Three

11' x 9' 8" ( 3.35m x 2.95m )

### Bathroom

9' 9" x 5' 11" ( 2.97m x 1.80m )

### Garage

number 46



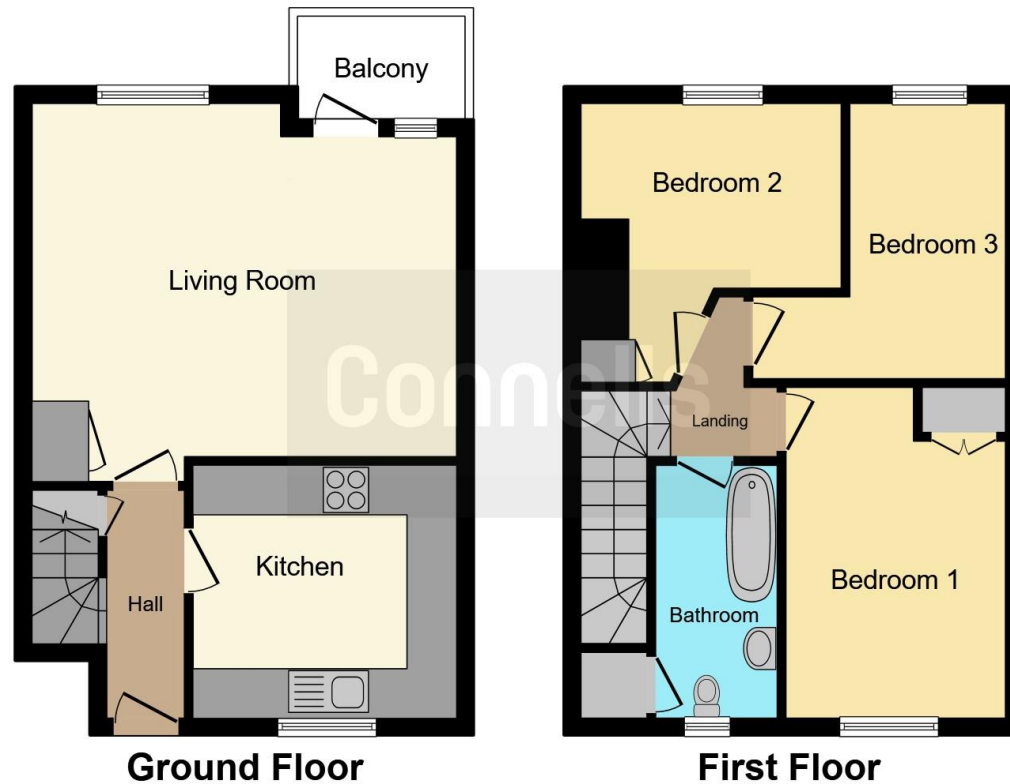












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability 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)

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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 99 years from 24 Jun 1978. 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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