



Connells

Hazelwood Drive  
St. Albans



Hazelwood Drive  
St. Albans AL4 0UZ

for sale offers in excess of  
**£900,000**



### Property Description

Situated in a desirable area of St Albans, this chain-free, extended mid-terrace four double bedroom home offers an abundance of space, versatile living accommodation and is ideal for growing families or those looking for room to entertain.

Having undergone both a single-storey front extension and a double-storey rear extension, the property boasts generous proportions throughout. Internally, you are welcomed by a spacious entrance hallway leading to a large fitted kitchen, a comfortable lounge, a separate dining room, and an additional reception room, perfect as a playroom, home office or snug. Upstairs, you'll find four double bedrooms, including a truly impressive master suite with a striking vaulted ceiling and a private en suite. A well-appointed family bathroom and ground floor WC further enhance the practicality of the layout. Outside, the property enjoys both front and rear gardens, offering space for relaxation or family activities, while off-road parking adds to the convenience.

Hazel Wood Drive is located in a highly sought after area of St Albans close by to well regarded schools and the local amenities at the The Quadrant shopping centre which boasts a large selection of local shops and eateries including a Marks and Spencer food hall. St Albans City Centre is also just over a mile away and provides an excellent selection of shopping and leisure facilities along with a mainline railway station to London St Pancras. Early viewing is highly recommended.

### Entrance Hall

10' 4" max x 8' 9" max ( 3.15m max x 2.67m max )

### Cloakroom

4' 4" max x 2' 8" max ( 1.32m max x 0.81m max )

### Lounge

17' 4" max x 11' 4" max ( 5.28m max x 3.45m max )

### Dining Room

13' 5" max x 12' 7" max ( 4.09m max x 3.84m max )

### Reception Room

10' max x 9' 1" max ( 3.05m max x 2.77m max )

### Kitchen

14' 5" max x 13' max ( 4.39m max x 3.96m max )

### Bedroom One

13' 5" max x 12' 6" max ( 4.09m max x 3.81m max )

### En Suite

6' max x 5' 8" max ( 1.83m max x 1.73m max )

### Bedroom Two

16' 7" max x 12' 2" max ( 5.05m max x 3.71m max )

### Bedroom Three

12' 3" max x 9' 4" max ( 3.73m max x 2.84m max )

### Bedroom Four

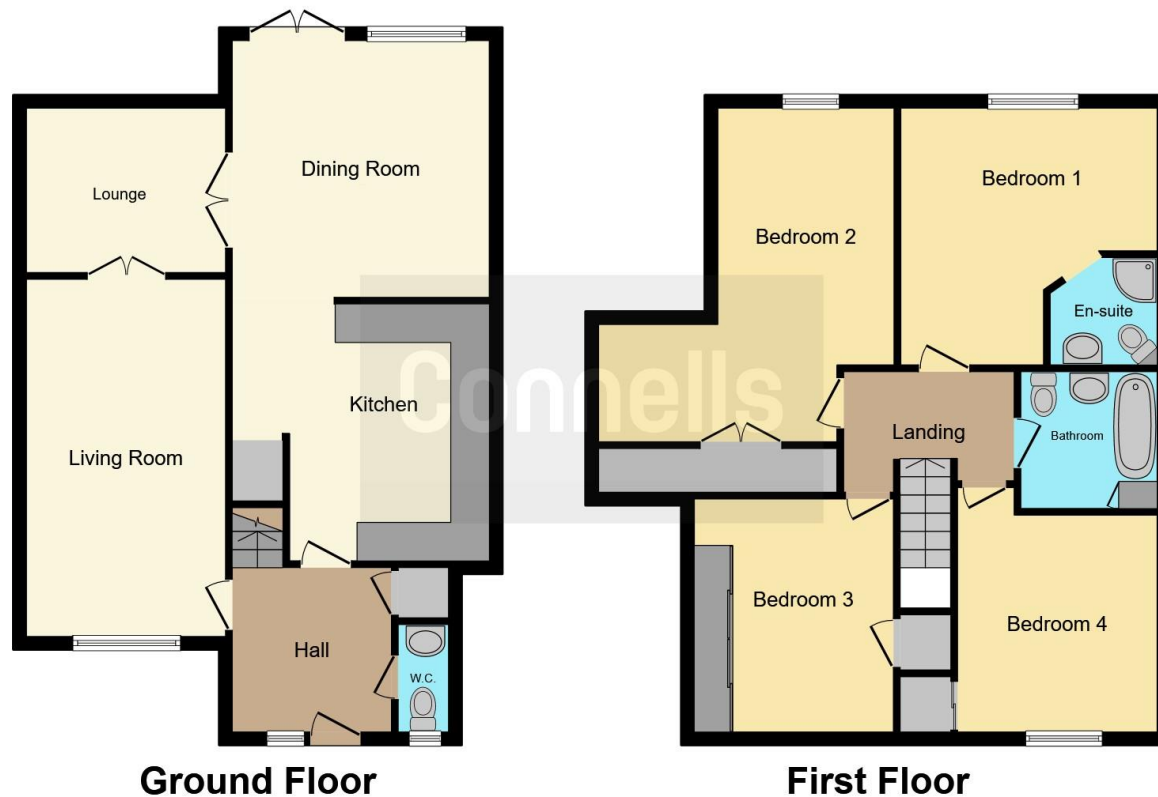
12' 3" max x 11' 1" max ( 3.73m max x 3.38m max )

### Bathroom

7' 9" max x 6' 9" max ( 2.36m max x 2.06m max )







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

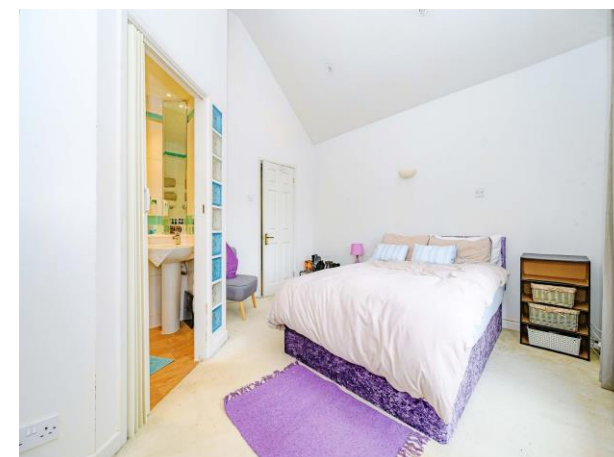
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EPC Rating: Council Tax  
 Awaited Band: D

**view this property online [connells.co.uk/Property/MWK306007](http://connells.co.uk/Property/MWK306007)**

Tenure: Freehold



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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