



**Connells**

Hatfield Road  
St. Albans



## Property Description

Finished to an outstanding standard throughout, it's a home that instantly impresses - full of warmth, character, and contemporary style. Tucked away on the corner of Hatfield Road and Clarence Road, directly opposite the fantastic open spaces of Clarence Park, the location couldn't be more convenient. St Albans City Station and the vibrant city centre are just a short stroll away, while a choice of independent cafés, boutique shops, and popular local pubs are right on your doorstep - giving you the very best of city living with a leafy backdrop.

Step through your own private front door and upstairs to a beautifully presented first floor landing. The bright and welcoming living/dining room features an exposed brick fireplace wall with bespoke shelving - the perfect space to unwind or entertain friends. The sleek, contemporary kitchen has been thoughtfully designed to make cooking a pleasure. The spacious double bedroom is complemented by a modern shower room. Outside, a private brick-walled and low maintenance rear garden provides a wonderful spot to relax and enjoy the sunshine. This is a rare opportunity to secure a distinctive home that beautifully captures character, modern comfort, and a first-class location.

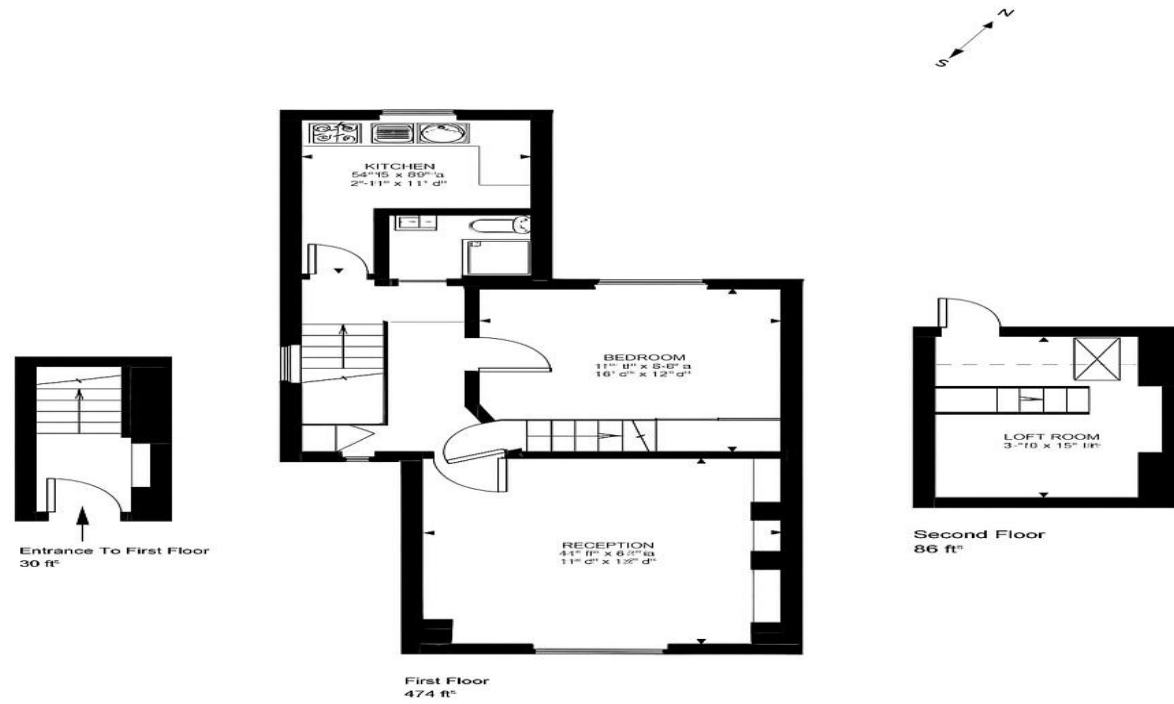
**Lounge/Dining Room**  
13' 8" x 12' 5" ( 4.17m x 3.78m )

**Kitchen**  
11' 3" x 7' 11" ( 3.43m x 2.41m )

**Bedroom One**  
12' x 10' 5" ( 3.66m x 3.17m )

**Loft Room**  
11' 11" max x 7' 10" max ( 3.63m max x 2.39m max )





Hatfield Road, AL1  
Approximate Gross Internal Area  
65.36 SQ.M | 559 SQ.FT

KEY-CH = Ceiling-Height  
[Reduced Head Height]

Illustration for identification purposes only. Not to scale.  
Floor: Pim Drawn According To RICS Guidelines



To view this property please contact Connells on

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38 Chequer Street  
ST. ALBANS AL1 3YH

EPC Rating: E Council Tax  
Band: B

Service Charge: Ask  
Agent

Ground Rent:  
Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/STA317877](https://www.connells.co.uk/Property/STA317877)**

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



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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