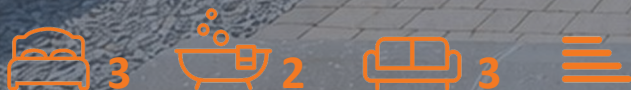




35 Hazelwood Drive, St. Albans, Hertfordshire AL4 0UP

Guide price £1,000,000 Freehold



35 Hazelwood Drive

St. Albans, Hertfordshire AL4 0UP

A highly attractive three bedroom semi-detached family home, ideally situated on a sought-after tree-lined road just 215 metres from the outstanding Beaumont School. Beautifully extended and finished to a high standard throughout, the property offers spacious and flexible accommodation ideal for modern family living.

The front door opens into a useful porch with access to a downstairs cloakroom/WC and a welcoming entrance hall with a turning staircase to the first floor. To the front is a bright and spacious family room with a large window, opening via bifold doors into the lounge. A square archway leads through to the impressive open-plan kitchen/dining area, the heart of the home.

The contemporary kitchen is fitted with a range of matte wall and base units, quality worktops, integrated appliances, underfloor heating and a part-vaulted ceiling with rooflights. The dining area enjoys bifold doors opening onto the rear garden, while a separate utility room provides additional storage and garden access.

Upstairs, the principal bedroom benefits from fitted wardrobes and a stylish en-suite featuring a wet room-style shower, twin basins with storage below and a WC. There are two further well-proportioned bedrooms and a modern family bathroom comprising a bath with waterfall shower over, wash basin with storage and a WC.

Outside, a block-paved driveway provides off-street parking for several vehicles, with side access leading to the rear garden. The impressive west-facing garden extends to over 100ft and features a large patio ideal for entertaining, a level lawn, and a superb home office/garden room with bifold doors, light and power, plus an attached storage area.

Hazelwood Drive is a quiet tree lined road conveniently located close to Beaumont secondary and Oakwood and Fleetville primary schools. There's a local parade of shops and a larger thriving parade of shops, services and food outlets all close by in Fleetville and The Quadrant.





ACCOMMODATION

Porch

Lounge

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

Family Room

11'5 x 10'6 (3.48m x 3.20m)

Kitchen/Diner

20'11 x 18'10 (6.38m x 5.74m)

Utility

W.C.

FIRST FLOOR

Landing

Bedroom

12'10 x 11'6 (3.91m x 3.51m)

En-Suite

Bedroom

12'11 x 7'10 (3.94m x 2.39m)

Bedroom

9'4 x 7'1 (2.84m x 2.16m)

Bathroom

OUTSIDE

Frontage

Rear Garden

104'11" x 24'7" (32 x 7.5)



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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