



13A Hill End Lane, St. Albans, AL4 0TX

Guide price £875,000 Freehold



## 13A Hill End Lane

St. Albans, AL4 0TX

An attractive four double-bedroom detached home, set on a leafy corner plot on the east side of St Albans. The property is ideally located within 723 metres of Beaumont School and 430 metres of Nicholas Breakspare School, both rated Outstanding, and is close to the Alban Way, a popular leafy trail leading towards St Albans train station and beyond.

A covered porch and part-glazed front door open into a welcoming entrance hall, with doors to the main rooms, including a convenient downstairs shower room. The generous 22ft lounge overlooks the rear garden, with French doors providing direct access outside.

There is also a superb kitchen/dining room enjoying a dual aspect and fitted with a range of quality wall and base units. A fabulous island unit with breakfast bar forms the centrepiece of the room, with windows to the side and double doors opening onto the rear garden.

The first floor offers three well-proportioned double bedrooms and a quality family bathroom suite, with stairs rising to the second floor. On the top floor is a further dual-aspect double bedroom with fitted wardrobe and access to excellent eaves storage.

Externally, the property benefits from a pleasant carriage driveway providing off-street parking for several cars. To the rear is a private, secluded garden with a decked patio area ideal for entertaining, leading to lawn with established plants and hedging. There is also a useful multi-purpose shed, suitable for storage or potential home office use.





## ACCOMMODATION

Entrance Hall

Kitchen/Dining Room

24'2 x 22'1 (7.37m x 6.73m)

Lounge

22'0 x 12'0 (6.71m x 3.66m)

Shower Room

## FIRST FLOOR

Landing

Bedroom

12'0 x 10'1 (3.66m x 3.07m)

Bedroom

11'9 x 10'1 (3.58m x 3.07m)

Bedroom

11'7 x 8'11 (3.53m x 2.72m)

Bathroom

## SECOND FLOOR

Bedroom

16'3 x 15'0 (4.95m x 4.57m)

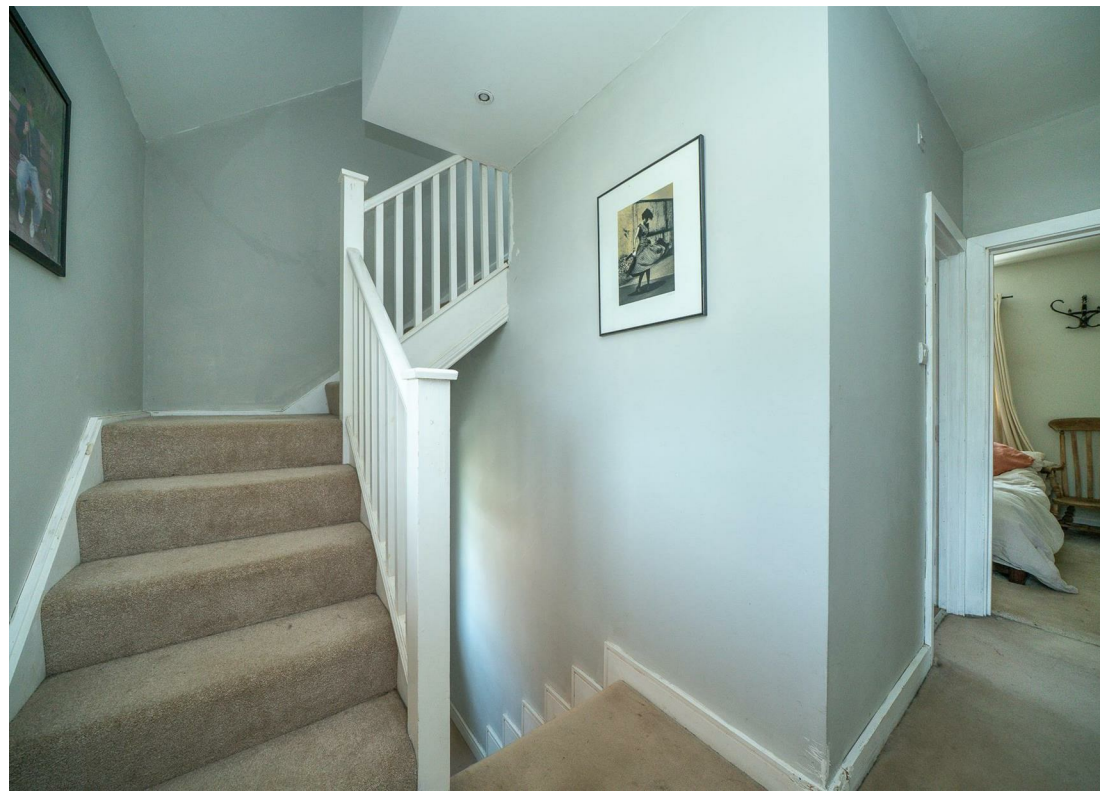
## OUTSIDE

Frontage

Rear Garden

Shed

19'8 x 9'7 (5.99m x 2.92m)



## Floor Plan



Total area: approx. 162.5 sq. metres (1749.0 sq. feet)

The Floor Plan is not to Scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared with due diligence and whilst we have confidence in the information produced it should not be relied upon. Maximum lengths and widths are represented on the plan. If there are any aspects of particular importance, you should carry out or commission your own inspection of the property. Copyright © SKMSTUDIO  
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## 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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## Area Map



## Energy Efficiency Graph

