



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

Guide price £1,000,000 Freehold



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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)

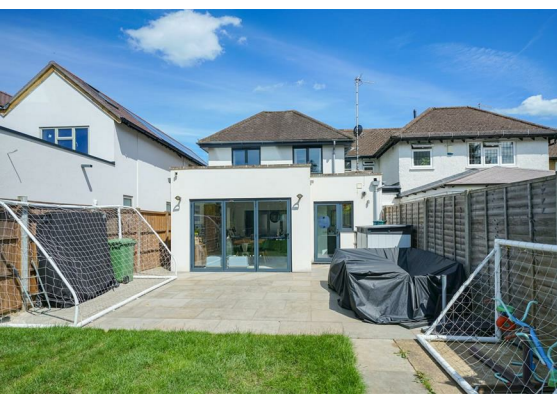
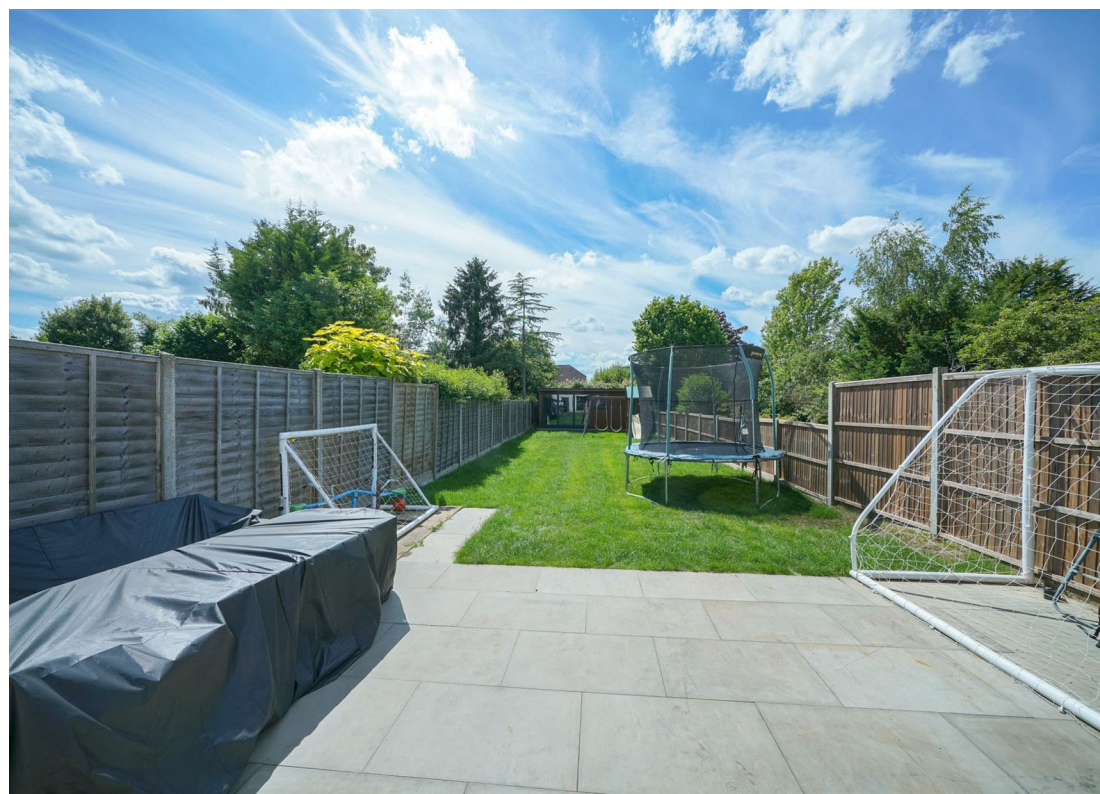
Bathroom

OUTSIDE

Frontage

Rear Garden

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



Floor Plan



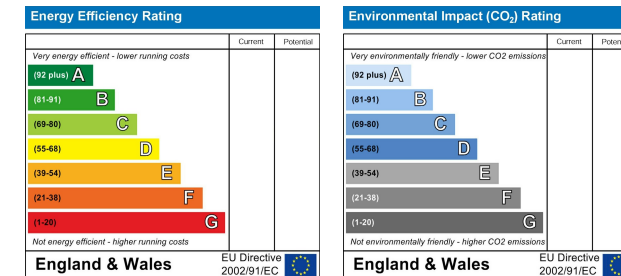
Total area: approx. 148.2 sq. metres (1594.8 sq. feet)

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 © SKIMSTUDIO
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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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