



**Connells**

Hughenden Road  
St. Albans



Hughenden Road  
St. Albans AL4 9QW

for sale  
£400,000



### Property Description

Discover this beautifully presented split-level maisonette featuring three spacious double bedrooms and a large living/dining area that opens onto a sunny south-facing balcony overlooking communal gardens.

Situated in the highly desirable area of Marshalswick, this beautifully presented split-level maisonette offers spacious and stylish living just moments from local amenities. Boasting three generous double bedrooms, the home features an impressive open-plan living/dining area that opens onto a sunny south-facing balcony with tranquil views over the communal gardens. The modern Magnet kitchen is designed for both functionality and flair, complete with a built-in larder and ample storage. A Jacuzzi bath in the family bathroom adds a luxurious touch, while extensive storage solutions, including loft access and two secure external sheds, ensure practicality throughout. Further benefits include a garage en bloc and plentiful communal parking.

Hughenden Road is in a prime location in Marshalswick to the north east side of St Albans close by to highly regarded schools such as Sandringham Secondary, St John Fisher and Skyswood Primary and Bernards Heath Junior. The Quadrant shopping centre which boasts a large selection of local shops including a Marks and Spencer food hall is also close by. St Albans City Centre is less than two miles away and provides an excellent selection of shopping and leisure facilities along with a mainline railway station to London St Pancras.

**Entrance Hall**

10' 6" max x 5' max ( 3.20m max x 1.52m max )

**Lounge**

18' max x 15' 11" max ( 5.49m max x 4.85m max )

**Kitchen**

10' 6" max x 9' 10" max ( 3.20m max x 3.00m max )

**Landing**

6' 3" max x 4' 5" max ( 1.91m max x 1.35m max )

**Bedroom One**

12' 9" max x 8' 9" max ( 3.89m max x 2.67m max )

**Bedroom Two**

12' 4" max x 11' 11" max ( 3.76m max x 3.63m max )

**Bedroom Three**

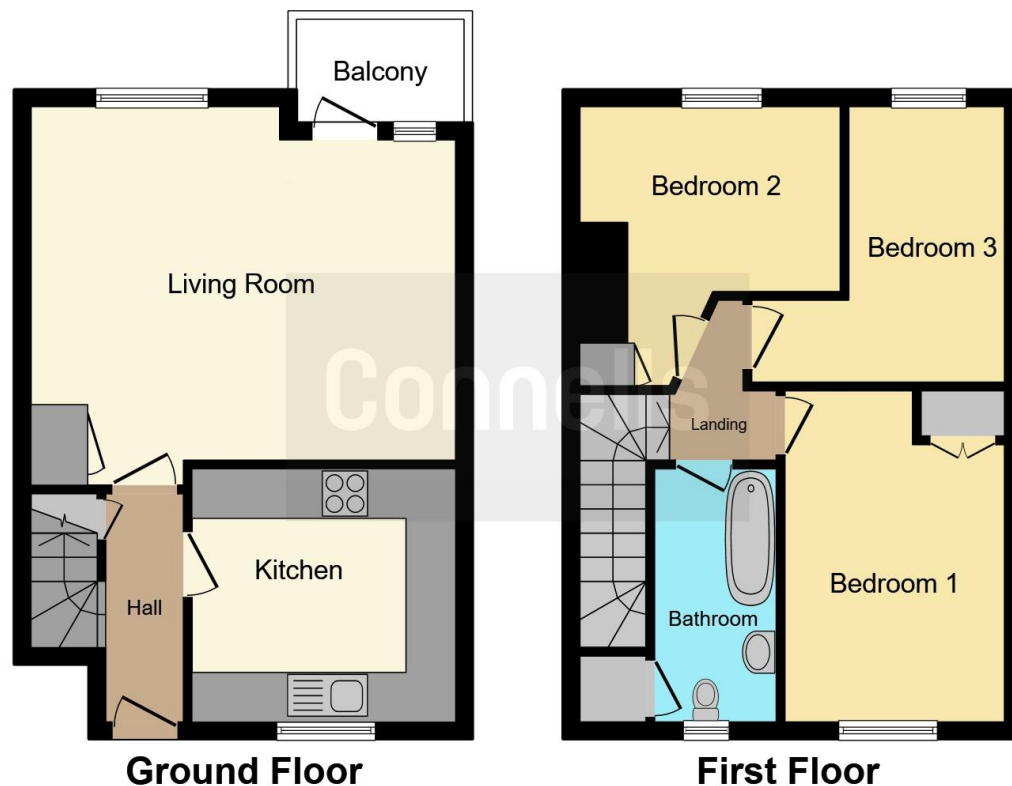
11' max x 9' 8" max ( 3.35m max x 2.95m max )

**Bathroom**

9' 9" max x 5' 11" max ( 2.97m max x 1.80m 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)

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**E [marshalswick@connells.co.uk](mailto:marshalswick@connells.co.uk)**

5 Wycombe Place The Quadrant Marshalswick  
 ST ALBANS AL4 9RH

EPC Rating: C

Council Tax  
 Band: C

Service Charge:  
 1500.00

Ground Rent:  
 Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/MWK306079](http://connells.co.uk/Property/MWK306079)**

This is a Leasehold property with details as follows; Term of Lease 189 years from 24 Jun 1978. Should you require 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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