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HUGHENDEN ROAD  
ST ALBANS  
AL4 9QR

Price Guide £325,000

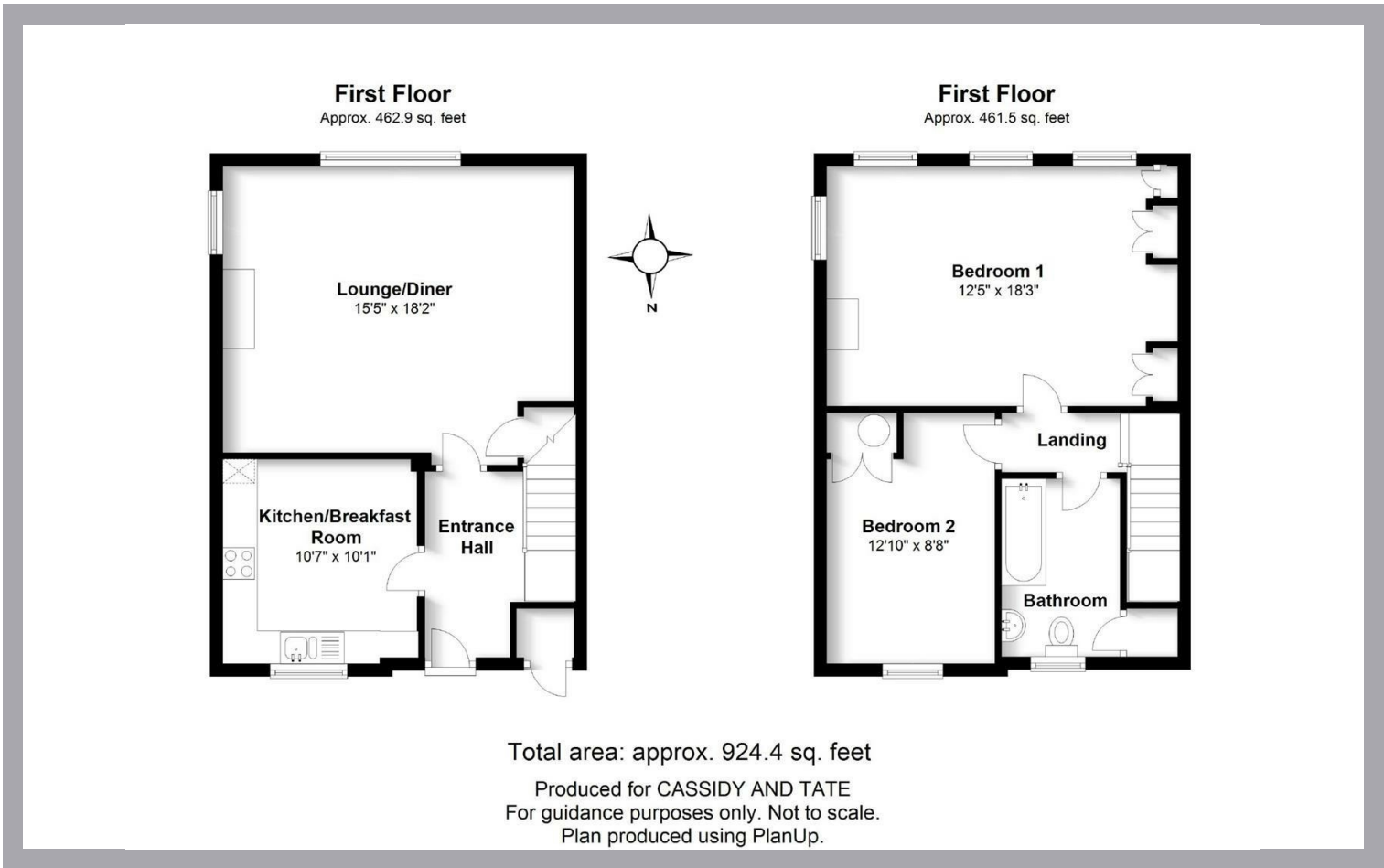
EPC Rating: G Council Tax Band: C





# All The Ingredients Needed For A Fabulous Lifestyle

Nestled in the desirable area of Hughenden Road, St Albans, this charming chain free maisonette offers a wonderful opportunity for both first-time buyers and investors alike. With two well-proportioned bedrooms and a comfortable reception room, this property is perfect for those seeking a cosy yet functional living space. The maisonette boasts a newly added lease, providing peace of mind for future ownership. Its prime location within The Quadrant ensures easy access to local amenities and transport links, making it an ideal choice for those who appreciate convenience. Notably, the property is within walking distance to the highly regarded Sandringham School, making it particularly appealing for families. This property is chain-free, allowing for a smooth and straightforward purchasing process. Additionally, it presents a fantastic investment opportunity for rental purposes, given the strong demand in the area. In summary, this maisonette on Hughenden Road is a delightful find, combining comfort, convenience, and potential for growth in a sought-after location. Whether you are looking to make it your home or add to your investment portfolio, this property is certainly worth considering.



Cassidy & Tate have taken all reasonable steps to ensure the accuracy of the details supplied in our marketing material however, details are provided as a guide only and we advise prospective purchasers to confirm details upon inspection of the property. Cassidy & Tate will not be held liable for any costs which are incurred as a result of discrepancies.



## Specialists in Bespoke Properties

- Split Level Maisonette
- Kitchen/Diner
- Double Glazing
- Outside Storage Cupboard
- Chain Free
- Two Double Bedrooms
- Lounge/Diner
- First & Second Floor
- Brand New Lease
- Bike Shed

| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             | 1       | 1         |
| EU Directive 2002/91/EC                     |         |           |

