

INTRODUCING

Hazel Road, St. Albans AL2 2AJ

5 Bedroom House - Detached for sale

£999,000

Offers in excess of



5 Bedrooms/4 Bathrooms EPC Rating: C

- Detached 5 Bedroom Family Home
- Master Bedroom With En-Suite & Enclosed Balcony
- Kitchen & Utility Room
- Off Road Parking With Charging Point
- Cul-De-Sac Location
- Self Contained Annexe
- Open Plan Living Space
- Two Ground Floor Bedrooms (One With En-Suite)
- Versatile Accommodation
- No Upper Chain

HARRY CHARLES

Property Specialists

Call us
01923 731313

** WELL PROPORTIONED FIVE BEDROOM DETACHED HOME WITH ATTACHED SELF CONTAINED ANNEXE - MASTER BEDROOM WITH EN-SUITE & ENCLOSED BALCONY - VERSATILE ACCOMMODATION - OPEN PLAN LIVING SPACE - DOWNSTAIRS BEDROOMS (ONE WITH EN-SUITE) - UNDERFLOOR AND GAS CENTRAL HEATING - SET IN A PRIVATE CUL-DE-SAC POSITION - NO UPPER CHAIN ** We are delighted to be favoured with instructions to offer for sale this well presented and individual detached family home benefiting from an attached self contained annexe. The property has been finished to a very high standard with quality fittings and is located less than a mile from How Wood station and How Wood Primary School. The house benefits from Miele appliances, all bathrooms are fitted with Porcelanosa tiling and the house is also fitted with a high end water filtration system.

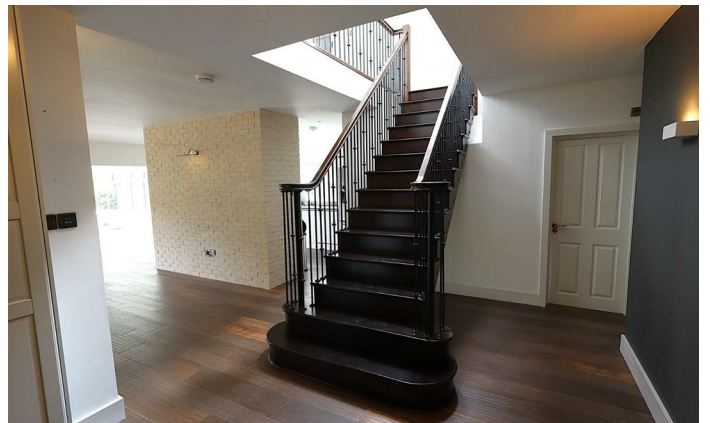
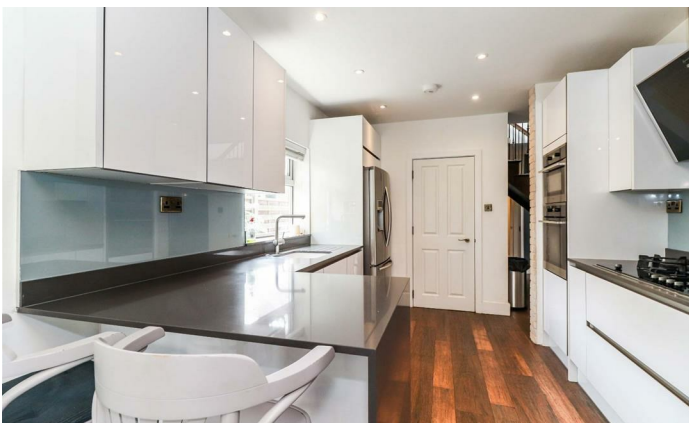
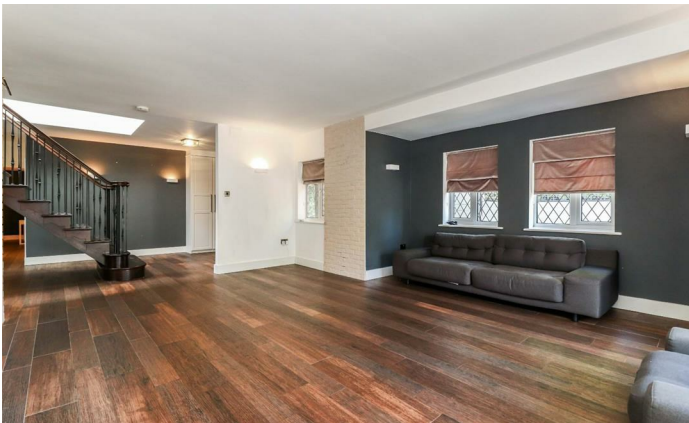
Externally there is a driveway to the front providing off street parking for several cars and also has an electric vehicle charging point. The property benefits from a private garden to the side/rear of the house which leads to the annexe and also has gated access to the front. Please note that the property has two different council tax Bands - the main house is band F and the annexe is band A. In order to avoid disappointment, please contact us without delay to arrange an early appointment to view.



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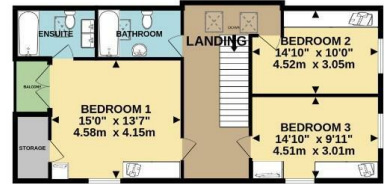
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GROUND FLOOR
1502 sq.ft. (139.5 sq.m.) approx.



1ST FLOOR
808 sq.ft. (75.1 sq.m.) approx.



TOTAL FLOOR AREA: 2310 sq.ft. (214.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	