



£2,300 PCM

Hatfield Road, St Albans AL1 4UN

Semi-Detached House | 3 Bedrooms | 2 Bathrooms

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# Step Inside

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## Key Features

- Semi-Detached House
- Lounge
- Dining Room
- Kitchen/Breakfast Room with Vaulted Ceiling
- Downstairs Shower Room
- Three Bedrooms
- First Floor Family Shower Room
- Detached Home Office
- South Facing Rear Garden

## Property Description

An extended 1930's three bedroom semi-detached home located in the heart of Fleetville and within 0.9 miles of the mainline train station. The accommodation comprises of an entrance hall, lounge, dining room, kitchen/breakfast room with vaulted ceiling, study, downstairs shower room, three bedrooms and a family shower room. Externally there's a sunny south facing garden with a superb freestanding home office/studio. AVAILABLE JUNE 2025. UNFURNISHED.

## Main Particulars

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Situated in the hugely desirable Fleetville area to the east of the City centre with a wonderful range of shops, services, Fleetville infant and junior Schools and Beaumont Senior school are all close by. AVAILABLE JUNE 2025. UNFURNISHED.

### Accommodation -

**Hallway** - Via a part glazed front door, radiator, wood flooring, door and stairs to first floor and door to inner hall with doors to rooms.

**Lounge** - 4.17m x 3.73m into bay (13'8 x 12'3 into bay) - A box bay window to front, wood floor, a feature fireplace with brick hearth, radiator, picture rails, coving and part glazed doors opening into:

**Dining Room** - 4.01m x 3.05m (13'2 x 10) - Wood floor, radiator, picture rails, coving, opening into kitchen/breakfast room and door to inner hall.

**Kitchen/Breakfast Room** - 4.47m x 3.25m (14'8 x 10'8) - A bright sociable room with a vaulted ceiling with Velux roof windows, patio doors out to the rear garden and window to rear. A fitted kitchen with a range of wall and base units with work tops above incorporating a sink with mixer tap, hob with oven below and extractor above, integrated fridge/freezer and dishwasher and recess for washing machine. A breakfast bar area with space for stools below, wood floor.

**Study** - 3.02m x 2.41m at widest point (9'11 x 7'11 at wide) - Window to side and rear, wood floor and a wall mounted gas combination boiler.

**Shower Room** - Window to side, a fitted suite incorporating a shower cubicle, basin, W.C. heated towel rail, part tiled walls and tiled floor.

**First Floor** -

**Landing** - Window to side, hatch to loft and doors to rooms.

**Bedroom 1** - 4.01m x 3.05m (13'2 x 10) - Window to rear, an extensive range of fitted wardrobes, wood floor and radiator.

**Bedroom 2** - 3.76m x 3.40m (12'4 x 11'2) - Window to front, feature fireplace, wood floor and radiator.

**Bedroom 3** - 2.13m x 1.73m (7 x 5'8) - Window to front and radiator.

**Shower Room** - Window to rear, a fitted suite incorporating a shower cubicle, basin, W.C. heated towel rail, tiled walls and floor.

**Outside** -

**Frontage** - A low level brick retaining wall to the front with a gate and pathway to the front door.

**Rear Garden** - 21.03m (69) - A sunny south facing garden with a paved patio area with steps down to the garden which is mainly laid to lawn, outside lights and tap. To the rear of the garden is a superb free standing home office. There's a gate to the rear of the garden giving pedestrian access to Sutton Road.

**Home Office** - 4.70m x 2.34m (15'5 x 7'8) - An impressive outbuilding with a vaulted ceiling providing a light and airy feel with windows to side and front, light and power points.



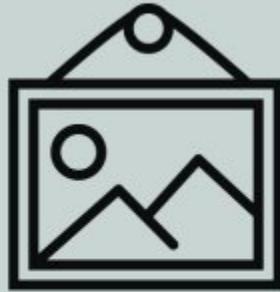


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This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

Telephone: 01727 761 816



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