



**BRADFORD
& HOWLEY**
HARPENDEN | MARSHALSWICK | ST ALBANS

Hill End Lane, St. Albans, AL4 0AJ
Asking Price £870,000

A beautifully presented FOUR BEDROOM semi-detached family home located in the Highfield Park area with DRIVEWAY parking and a large west facing rear garden.

The ground floor comprises of an entrance porch, family room, 25ft dual aspect living room, modern shower room and a fully fitted kitchen overlooking the rear garden. Upstairs there are four well-proportioned bedrooms, including a dual aspect main bedroom with fitted wardrobes and a three piece bathroom suite.

Externally this property benefits from a well maintained west facing rear garden with patio, lawn and decking areas and side access to the front. To the front there is a large block paved DRIVEWAY providing parking for multiple cars and a GARAGE that can be accessed through the kitchen/dining room.

Hill End Lane is located to the east of St Albans and is in close proximity to the local schooling, green open spaces and nearby Health clubs. St Albans City Station with its regular trains into London St Pancras is approximately 1.4 miles away.

Client Comment:

This has been our much loved family home for 13 years and the perfect location for us in the heart of Highfield Park. Our children have grown up here and are within walking distance of their schools. We all love the park, open spaces, bridleway walks and the real community spirit the area has.

Convenience shops, a chemist, a newly opened coffee shop and three different gyms are all within a very short walking distance. We're sure the next owners will love the house and the area as much as we have.

Tenure: Freehold
Council Tax Band: E
EPC Rating: D









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Ground Floor

Approx. 94.3 sq. metres (1014.9 sq. feet)



First Floor

Approx. 56.8 sq. metres (611.4 sq. feet)



Total area: approx. 151.1 sq. metres (1626.3 sq. feet)

Floor plan is for marketing purposes only and is to be used as a guide.
Garage is included in the total floor area.
Plan produced using PlanUp.

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