



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

Hatfield Road, St. Albans, AL4 0SX
Guide Price £1,195,000

A nicely presented and thoughtfully updated, extended, and remodelled DETACHED family home, set within WALKING DISTANCE of EXCELLENT LOCAL SCHOOLING, whilst benefitting from a private garden and parking for several vehicles.

Internally the property offers spacious and versatile family living with a large open plan kitchen/dining/family room opening into the private rear garden, a separate more formal sitting room is located to the front of the house, whilst a study/office is located away from the hub of the home.

The first floor comprises of four well-proportioned bedrooms with the principal bedroom and guest bedroom both offering en suite shower/bathrooms, the remaining bedrooms are served by a family bathroom.

The house offers excellent attention to detail with a modern and neatly designed kitchen. The well-thought-out appliances provide everything you would expect in an entertaining space including a microwave/combi oven and steamer, warming drawer and NEFF hide and slide oven. The clean lines are supported with the useful addition of two Miele integrated dishwashers, Siemens ceramic induction hob and integrated Siemens Fridge freezer.

The Rais Bionic fire installed completes this energy efficient space. Porcelanosa tiles run throughout with underfloor heating on the downstairs. The quality of Porcelanosa continues throughout the home.

Vaulted ceilings on the first floor contribute to a feeling of space and light within the bedrooms. This is complemented by soundproof glazing to the front of the property.

Benefitting from the south facing garden, Solar panels are fitted to the rear roof space. Parking is provided for several cars on a private paved driveway with a convenient charging point.

Client Comment:

We have lived in this house for 20 years and have many happy memories, having watched our children grow into adults. Reading a book or the paper in the bay window overlooking sheep or cows on a Sunday is a real treat and yet still only a few moments away from the cycle path leading into the centre of town.

The wood burner is so cosy in the winter, one of the most efficient on the market and gives a wow factor with its double burn! We have recently benefited from the reduced energy bills brought about by the installation of the solar panels and large storage battery.

The house really comes into its own in the summer with numerous long evenings spent with the bifold doors open listening to music with friends. We are hoping that the next family will enjoy it as much as we have.

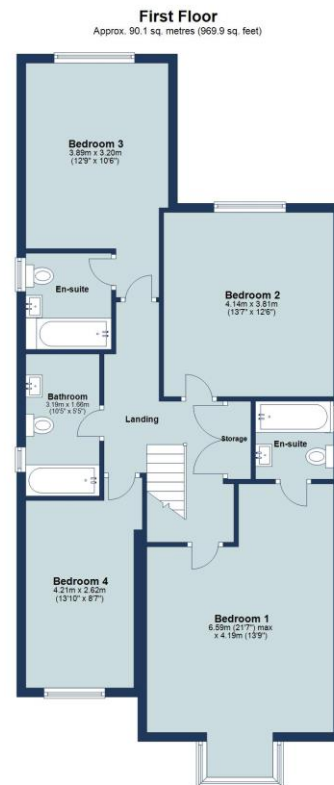
Tenure: Freehold
Council Tax Band: G
EPC Rating: B











Total area: approx. 206.8 sq. metres (2226.4 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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