



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

Hill End Lane, St. Albans, AL4 0UA
Asking Price £775,000

A fantastic opportunity to purchase this extended FOUR BEDROOM end of terrace family home located in the popular Highfield Park area.

Some of the main features of this home are the large side and rear gardens, the driveway parking for multiple cars and further scope to extend subject to the necessary planning permissions.

The ground floor accommodation comprises an entrance hall, utility room, wc, a cosy living room with wood burner, dining room with sliding doors to the side garden, a triple aspect family room and a kitchen overlooking the south facing garden.

Upstairs there are four well-proportioned bedrooms and a stunning recently fitted bathroom suite.

Externally this property benefits from a SOUTH FACING rear garden, a west facing side garden and a block paved DRIVEWAY for multiple cars and an electric car charging point.

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.

There is an excellent selection of day to day amenities in Fleetville, accessible by the Alban Way, and close by on Hatfield Road. St Albans City Station with its regular trains into London St Pancras is approximately 1.7 miles away.

Client Comment:

We have loved living close to the beautiful Highfield park - the house is surrounded by trees, two gardens and lets in lots of light, so you easily forget you're a short drive from the city centre.

Until a change in circumstances, we thought this would be our forever home, so every addition we've made has been a real investment - from the marble tiles in the bathroom, boiling water tap in the kitchen, wide aspect log burner in the lounge and extra plush new bedroom carpets.

We hope another family will enjoy this house as much as we have.

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









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Ground Floor

Approx. 75.9 sq. metres (816.5 sq. feet)



First Floor

Approx. 70.1 sq. metres (754.0 sq. feet)



Total area: approx. 145.9 sq. metres (1570.5 sq. feet)

Floor plan is for marketing purposes only and is to be used as a guide.
Plan produced using PlanUp.

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