



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

Hatfield Road, St. Albans, AL4 0DH
Asking Price £895,000

Offered to the market with no onward chain, this attractive three-bedroom semi-detached home presents an exciting opportunity to acquire a well-loved family property with excellent potential to modernise and extend.

Benefiting from planning permission to extend to the side, rear and into the loft, generous gardens and a garage, the property offers future possibilities.

The accommodation extends to approximately 1,184 sq ft and is arranged around a practical family-friendly layout. A welcoming entrance hall leads to a bright bay-fronted living room, while a separate dining room enjoys a pleasant outlook over the rear garden with French doors opening directly outside, creating an ideal space for both everyday family life and entertaining.

The kitchen is complemented by a useful walk-in pantry together with a separate utility room, providing valuable additional storage and workspace rarely found in homes of this style.

The adjoining garage offers further versatility and, together with the existing planning consent, creates exciting opportunities for enlargement, whether buyers are looking to create a contemporary open-plan kitchen/family room or simply require additional living accommodation.

Upstairs, there are three well-proportioned bedrooms, including two generous doubles and a comfortable third bedroom, all served by a family bathroom.

The accommodation has been maintained over many years and now offers a wonderful blank canvas for a purchaser wishing to update and personalise to their own taste and specification.

Outside, the property continues to impress. To the front is a private driveway providing off-road parking alongside the garage, while the rear garden is a particular feature of the home. Extending to an impressive length, it enjoys a high degree of privacy with mature trees, established planting, lawned areas and a variety of outbuildings, offering plenty of space for children to play, keen gardeners to enjoy, or for future landscaping projects.

The property enjoys an excellent location for families, being within easy reach of the highly regarded Beaumont School only 415.1 metres and Oakwood Primary School only 557.5 metres away, together with local shops, parks and everyday amenities. St Albans city centre, the mainline station and excellent transport links are all conveniently accessible, making this an ideal choice for families seeking a home they can grow into.

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









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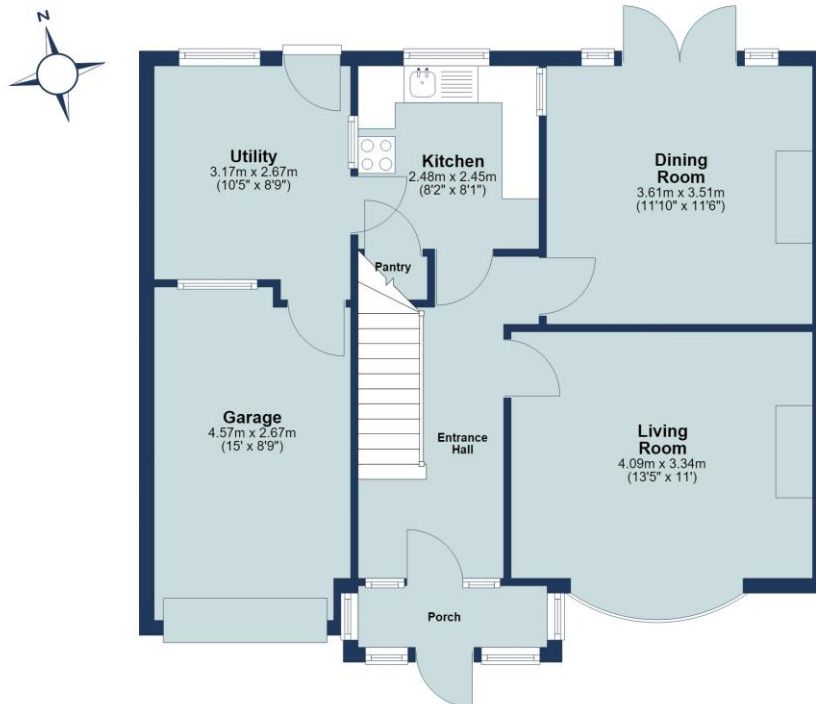
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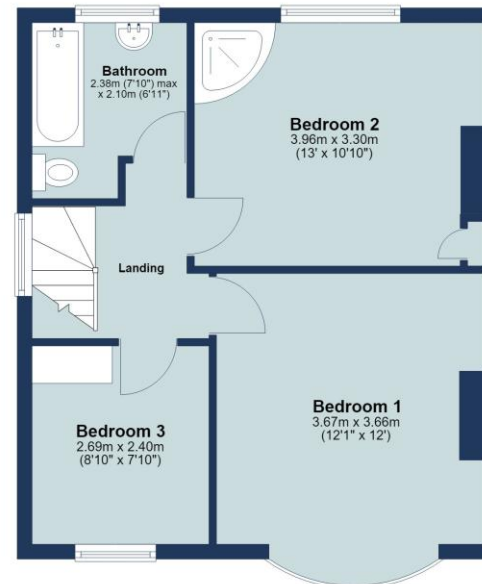
Ground Floor

Approx. 66.1 sq. metres (712.0 sq. feet)



First Floor

Approx. 43.9 sq. metres (472.5 sq. feet)



Total area: approx. 110.0 sq. metres (1184.5 sq. feet)

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

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