



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

Hatfield Road, St. Albans, AL1 4JE
Guide Price £280,000

NO UPPER CHAIN - Tucked away just off Hatfield Road with a private courtyard style setting, this single storey **FREEHOLD** dwelling is only a short walk to the mainline **TRAIN STATION** which is only 20 mins into Kings Cross.

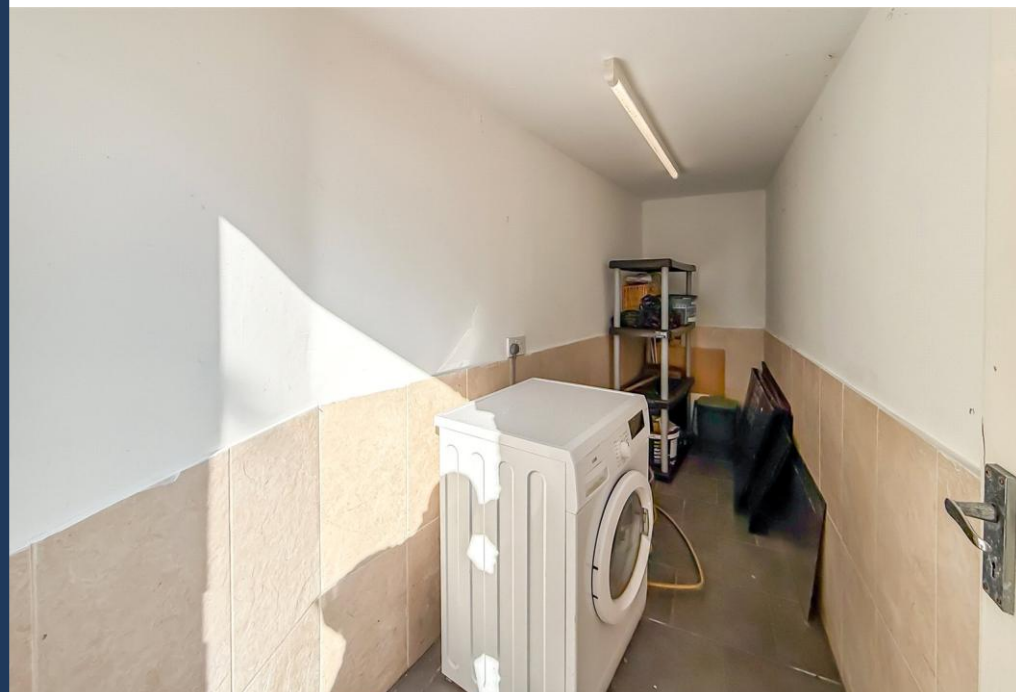
Access to the property is via a high gate that opens onto a charming courtyard that runs along either side of the building. Perfect for summer entertaining.

The property enjoys a generous sized living room and a double bedroom with part vaulted ceiling, separate kitchen and an attractive white shower room. Accessed from the garden at the end of the building is also a generous and useful storage/utility room.

There is an excellent selection of independent coffee shops, restaurants and popular pubs nearby and the wonderful green spaces of Clarence Park are just a short stroll away.

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





Ground Floor

Approx. 40.8 sq. metres (439.0 sq. feet)



Total area: approx. 40.8 sq. metres (439.0 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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