



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

Hill End Lane, St. Albans, AL4 0TX
Asking Price £675,000

This three-bedroom bay fronted detached home is offered for sale with the added advantage of NO UPPER CHAIN. A real feature of this property is an impressive, mature south facing rear garden, for recreation and relaxation.

If you are excited by the possibility of developing your own home then this could be ideal as it offers scope to extend to the rear and into the loft, subject to the necessary planning consents.

The current accommodation is arranged over two floors with a welcoming entrance hall, two separate reception rooms and a long galley kitchen opening onto the garden.

On the first floor there are three bedrooms. Two bedrooms are doubles and the third is a single. To the front, the property is set back from the road and the driveway provides ample off-street parking. To the rear of the property is a single garage.

Hill End Lane is located on the east side of St Albans, close to outstanding schooling making this an attractive proposition for families.

The Alban Way is immediately behind the property and offers pleasant walks and bike rides. The mainline station is easily accessible along the Alban Way.

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 centre and the mainline station are easily accessible. There is a good local bus service along the Hatfield Road. Highfield Park and other green open spaces are a short walk away.

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









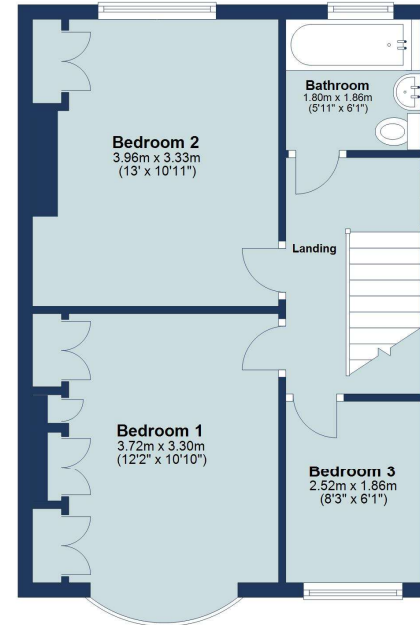
Ground Floor

Approx. 46.0 sq. metres (495.1 sq. feet)



First Floor

Approx. 41.9 sq. metres (451.0 sq. feet)



Total area: approx. 87.9 sq. metres (946.1 sq. feet)

Floor plan is for marketing purposes only and is to be used as a guide.
Garage not included in total floor area.
Plan produced using PlanUp.

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