



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

Hughenden Road, St. Albans, AL4 9QN
Asking Price £375,000

Available with no onward chain, this bright and spacious three double bedroom duplex maisonette offers well-proportioned accommodation throughout.

The property features an entrance hall, a generously sized modern fully fitted integrated kitchen, to include fridge freezer, dishwasher and washing machine and providing space for a dining table and chairs.

To the rear of the property is a generous living space with ample room for both relaxing and dining, featuring a door opening onto a balcony, an open fireplace with gas-fired living flame fire, as well as a practical storage cupboard.

The first floor provides three well-proportioned double bedrooms, each offering comfortable space for a variety of furniture layouts, making them ideal for families, guests, or even a home office setup.

The principal bedroom is particularly spacious with fully fitted wardrobes, while the remaining two bedrooms are also of a good size and benefit from plenty of natural light. The family bathroom is fitted with a suite comprising bath with electric shower over, wash hand basin, and WC, serving all three bedrooms conveniently.

There is also additional storage available on this level, helping to keep the living space organised and clutter-free. The upstairs space can be reconfigured to suit your needs.

Externally, the property benefits from a convenient storage cupboard located by the front door ideal for housing a tumble dryer or for additional storage to help keep living space

clutter free, along with a separate outbuilding perfect for storing bikes or equipment and a garage with the option to park either inside or directly in front.

There are well tended communal gardens surrounding the property.

Hughenden Road is ideally positioned just a short walk from The Quadrant shopping parade, which offers a variety of amenities including bakeries and Marks & Spencer. The property is also close to highly regarded schools such as Skyswood (approximately 320 metres) and Sandringham School (approximately 665 metres).

St Albans city centre and mainline station are within easy reach, providing a wider selection of shopping and leisure facilities, as well as excellent transport links. Frequent bus services run along The Ridgeway, offering convenient access into the town centre.

Tenure: Leasehold
Term of Lease: 189 Years From June 1978
Service Charge: £1,280pa for 2026
Ground Rent: £0
Council Tax Band: C
EPC Rating: C



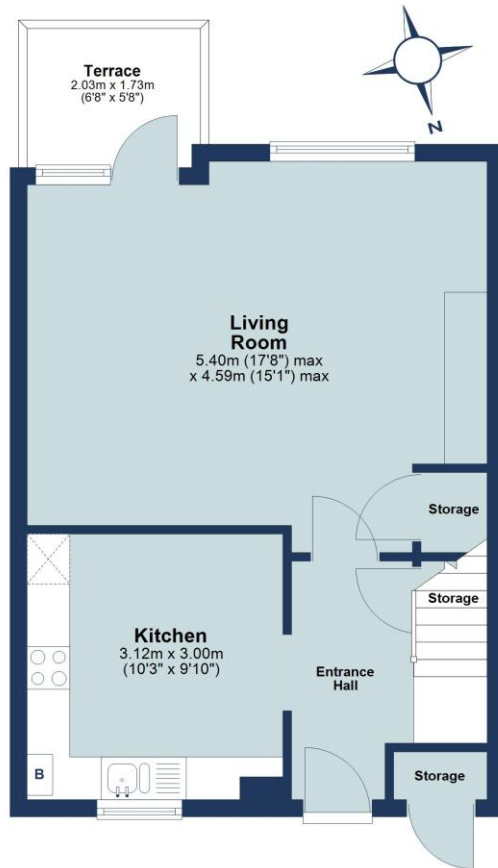






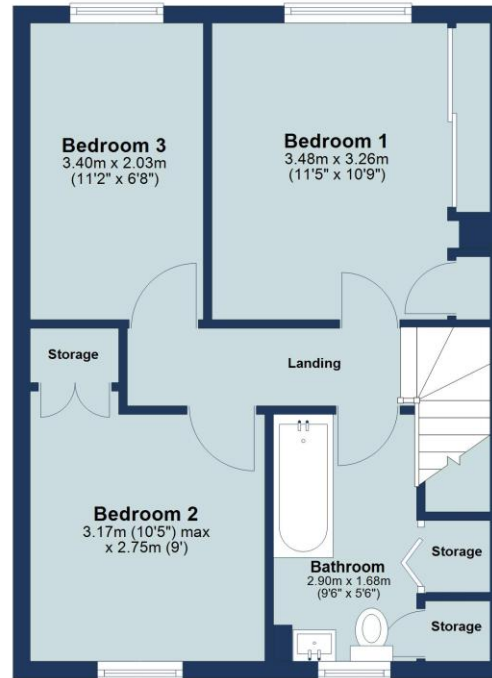
Ground Floor

Approx. 41.0 sq. metres (441.7 sq. feet)
(excluding Terrace)



First Floor

Approx. 40.3 sq. metres (433.9 sq. feet)



Total area: approx. 81.4 sq. metres (875.7 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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