

# HARRY CHARLES

Property Specialists



Hazel Road, St. Albans, AL2 2AJ

**Offers in excess of £1,050,000**



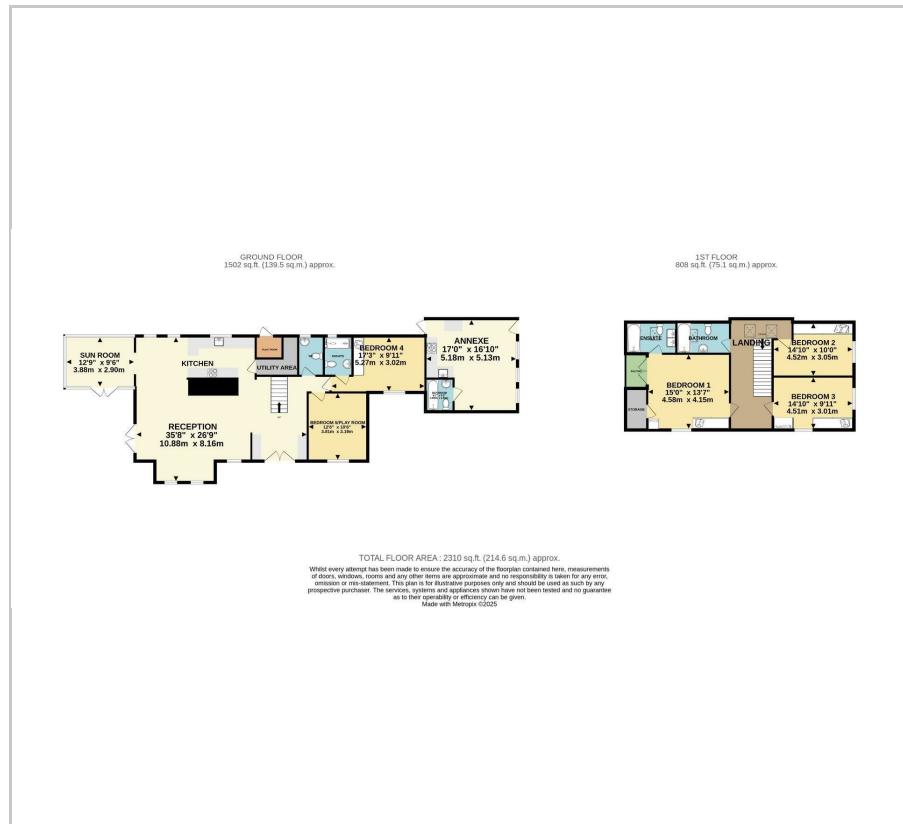
\*\* WELL PROPORTIONED FIVE BEDROOM DETACHED HOME WITH ATTACHED SELF CONTAINED ANNEXE - MASTER BEDROOM WITH EN-SUITE & ENCLOSED BALCONY - VERSATILE ACCOMMODATION - OPEN PLAN LIVING SPACE - DOWNSTAIRS BEDROOM'S (ONE WITH EN-SUITE) - UNDERFLOOR AND GAS CENTRAL HEATING - SET IN A PRIVATE CUL-DE-SAC POSITION - NO UPPER CHAIN \*\* We are delighted to be favoured with instructions to offer for sale this well presented and individual detached family home benefiting from an attached self contained annexe. The property has been finished to a very high standard with quality fittings and is located less than a mile from How Wood station and How Wood Primary School. The house benefits from Miele appliances, all bathrooms are fitted with Porcelanosa tiling and the house is also fitted with a high end water filtration system.

Externally there is a driveway to the front providing off street parking for several cars and also has an electric

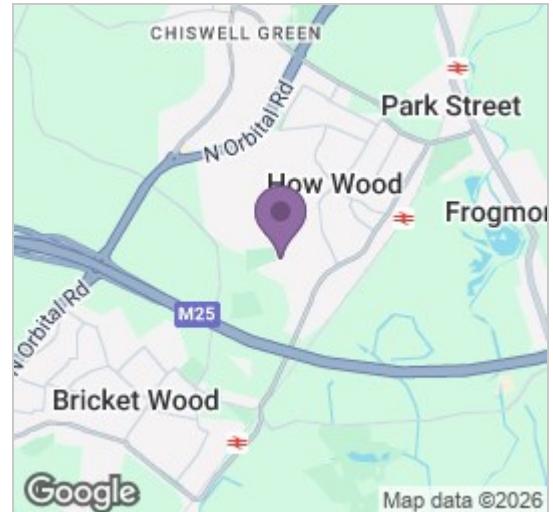
- Detached 5 Bedroom Family Home
- Master Bedroom With En-Suite & Enclosed Balcony
- Kitchen & Utility Room
- Off Road Parking With Charging Point
- Cul-De-Sac Location
- Self Contained Annexe
- Open Plan Living Space
- Two Ground Floor Bedrooms (One With En-Suite)
- Versatile Accommodation
- No Upper Chain



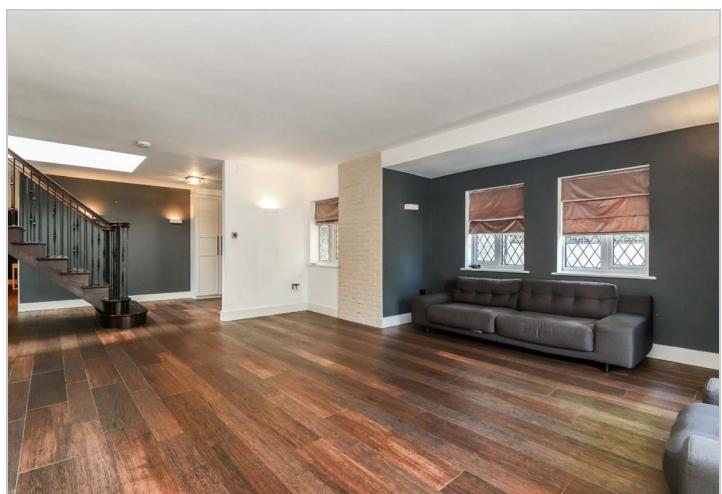
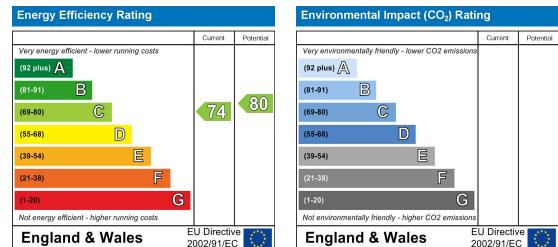
## Floor Plan



## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.