



5 Hopground Close, St. Albans, AL1 5TA

Guide price £765,000 Freehold



5 Hopground Close

St. Albans, AL1 5TA

A highly attractive and extended three-bedroom semi-detached home, offering excellent potential for further enlargement to the side, rear or into the loft (S.T.P.P.). The property is available with no onward chain.

A part-glazed front door opens into a welcoming hallway with a downstairs cloakroom. The dual-aspect lounge features a front window, rear sliding doors and a central fireplace, flowing through an archway into the dining room, which includes built-in storage and a door to the kitchen/breakfast room. The fitted kitchen offers a range of units, integrated hob and double oven, space for a fridge/freezer and a connecting door to the garage.

Upstairs, the landing provides access to three bedrooms and the family bathroom. The principal bedroom benefits from fitted wardrobes, while the second double also includes built-in storage. The bathroom features a four-piece suite with bath, separate shower, basin and WC.

Outside, a block paved driveway provides parking for two cars alongside a lawned frontage. The south-west-facing rear garden includes a patio, lawn and mature planting, with a wooden shed at the rear.

Hopground Close is a quiet cul-de-sac close to well-regarded schools including Cunningham Hill and Samuel Ryder Academy. St Albans mainline station is within one mile, and local shops are nearby.





ACCOMMODATION

Entrance Hall

Lounge

22'2 x 10'7 (6.76m x 3.23m)

Dining Room

14'9 x 9'4 (4.50m x 2.84m)

Kitchen/Breakfast Room

14 x 11'11 (4.27m x 3.63m)

WC

FIRST FLOOR

Landing

Bedroom 1

11'3 x 8'10 (3.43m x 2.69m)

Bedroom 2

10'2 x 10'10 (3.10m x 3.30m)

Bedroom 3

11'9 x 8'10 (3.58m x 2.69m)

Bathroom

OUTSIDE

Paved Driveway

Front Garden

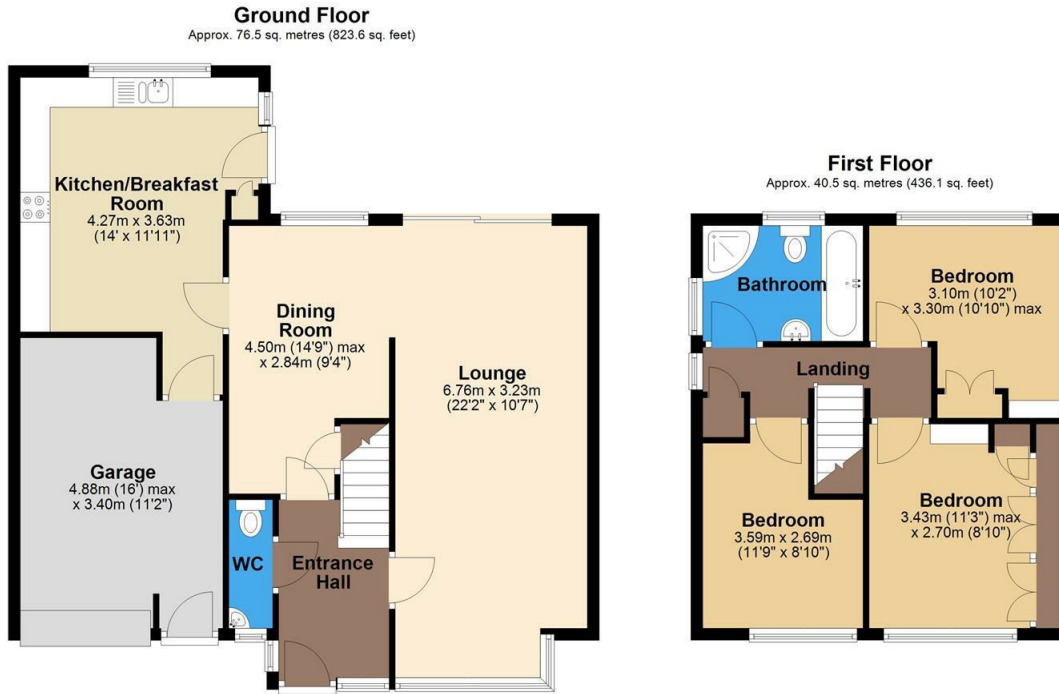
Garage

16 x 11'2 (4.88m x 3.40m)

Rear Garden

65' (19.81m)

Floor Plan



Total area: approx. 117.0 sq. metres (1259.7 sq. feet)

The Floor Plan is not to Scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared with due diligence and whilst we have confidence in the information produced it should not be relied upon. Maximum lengths and widths are represented on the plan. If there are any aspects of particular importance, you should carry out or commission your own inspection of the property. Copyright © SKMSTUDIO
Plan produced using PlanUp.

Viewing

Please contact our Office on 01727 223344 if you wish to arrange a viewing appointment for this property or require further information.

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

Area Map



Energy Efficiency Graph

