



33 Hedley Road, St. Albans, AL1 5JL

Guide price £825,000 Freehold



## 33 Hedley Road

St. Albans, AL1 5JL

This beautifully presented and skillfully extended four bedroom semi-detached property, set across three floors, offers a spacious and versatile living space in the highly sought-after Fleetville area of St Albans. Perfect for growing families or those seeking a well-proportioned home, the property combines modern comfort with classic appeal.

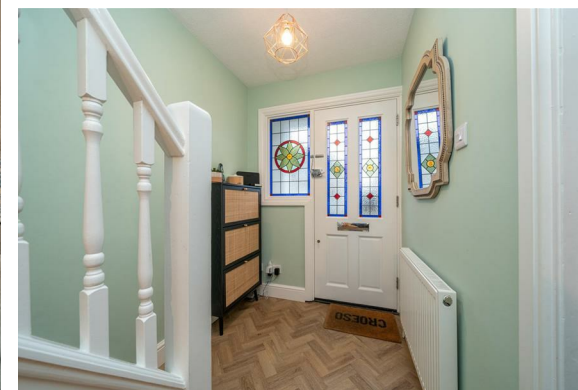
The welcoming entrance hall has stairs leading to the first floor and doors to rooms including a downstairs cloakroom/W.C, a generous reception room with a front window and double doors leading to the impressive 'heart of the home' kitchen/dining room featuring bi-folding doors which open out to the sunny rear garden and allow light to flood into the room. The kitchen offers high quality fitted appliances with high gloss white wall and floor units and a sociable breakfast bar.

The first-floor landing enjoys a window to the side, stairs to the second floor and doors to rooms including two bright and spacious double bedrooms, a further bedroom and a stylish bathroom suite incorporating a bath with waterfall shower above, basin and W.C.

The second-floor offers a superb master bedroom with elevated views, a fitted wardrobe and access to a quality en-suite.

Externally there is off-street parking offered from a private driveway and a 80ft private rear garden with a shed, a patio and lawned area.

Hedley Road is conveniently located within walking distance of the mainline train station, a number of popular local primary schools including Camp and Fleetville Infants & Juniors and Beaumont Senior school. There are also local shops and services in Fleetville including a Post Office and Morrisons supermarket within a short walk.





## ACCOMMODATION

Hallway

Cloakroom W.C

Lounge

23'7 x 11'6 (7.19m x 3.51m)

Kitchen/Dining Room

16'8 x 13'8 (5.08m x 4.17m)

## FIRST FLOOR

Bedroom

12'10 x 11'9 (3.91m x 3.58m)

Bedroom

10'4 x 10'2 (3.15m x 3.10m)

Bedroom

7'2 x 6'11 (2.18m x 2.11m)

Family Bathroom

## SECOND FLOOR

Master bedroom & En-suite

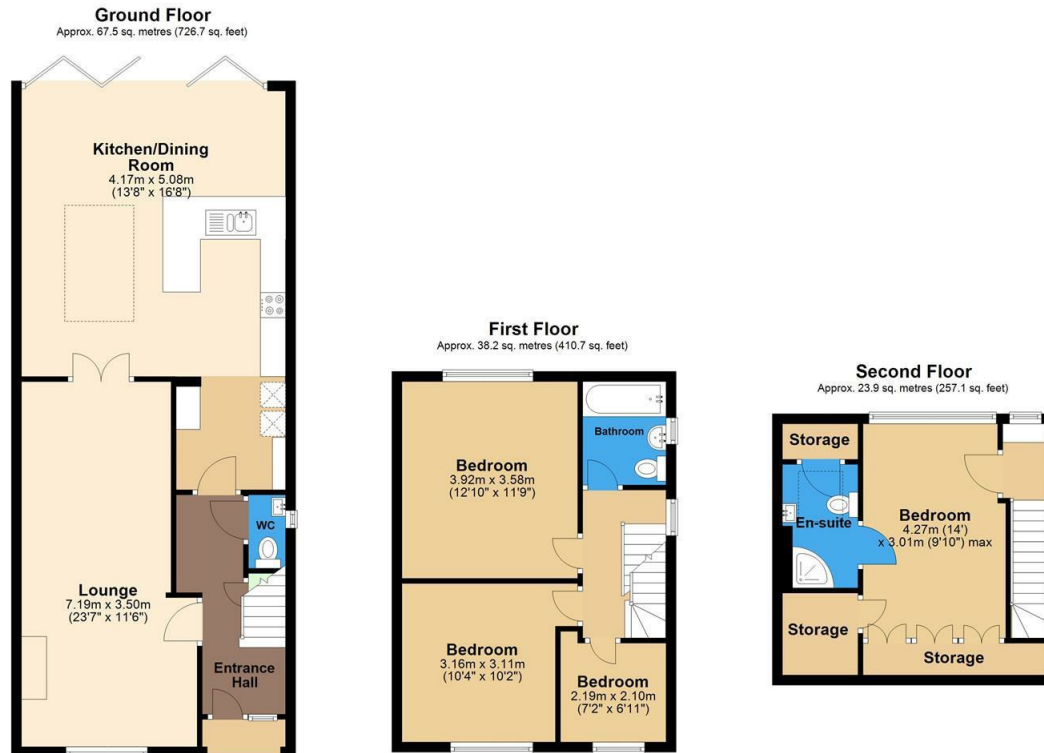
14'0 x 9'10 (4.27m x 3.00m)

## EXTERNAL

Private Driveway

Private Rear Garden

## Floor Plan



Total area: approx. 129.6 sq. metres (1394.6 sq. feet)

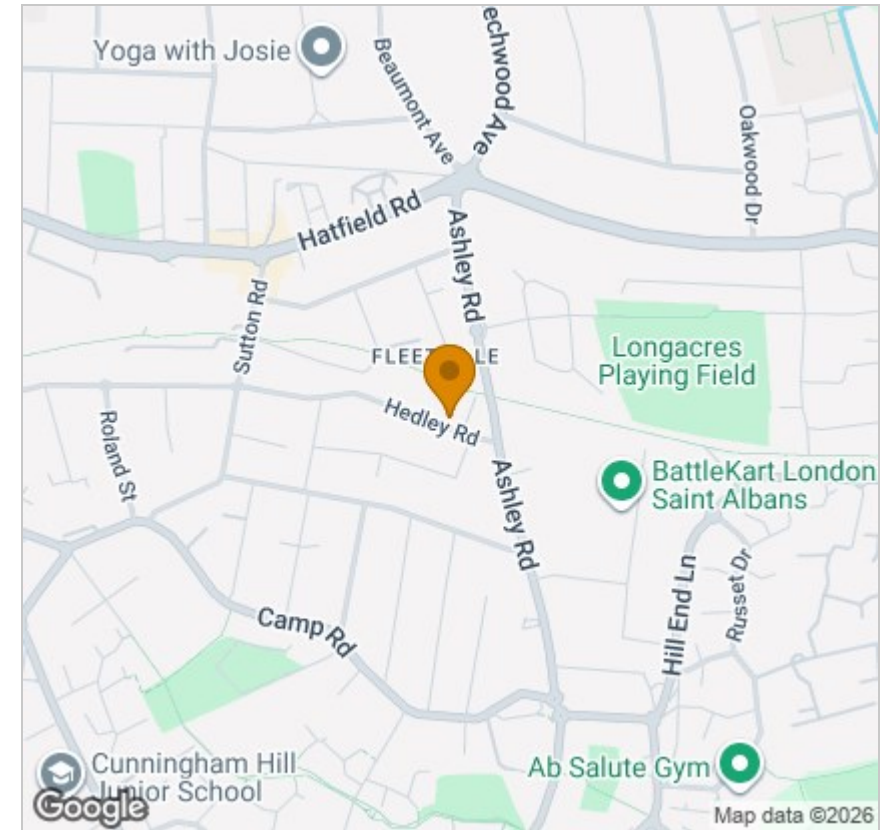
The Floor Plan is not to Scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared with due diligence and whilst we have confidence in the information produced it should not be relied upon. Maximum lengths and widths 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

