



36 Hedley Road, St Albans

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36 Hedley Road,  
St Albans,  
Hertfordshire  
AL1 5JP

A semi-detached family home with garden annexe/office potential in a sought-after location

St. Albans City station 1.0 mile (London St. Pancras International 19 minutes), M25 (Jct. 22) 3.5 miles, A1(M) (Jct. 3) 3.6 miles, M1 (Jct. 6) 6.7 miles, London Luton Airport 12.8 miles, London Heathrow Airport 27.9 miles

Entrance lobby | Entrance hall | Sitting room | Kitchen/dining room | Utility room | Laundry room | Cloakroom/shower room | 4 Bedrooms  
3 Bathrooms/2 En suite | External store | Garden Outhouse with 3 rooms, kitchenette and cloakroom  
EPC rating C

**The property**

36 Hedley Road is a rendered family home offering light-filled accommodation arranged over two floors, the traditional exterior giving no clue to the sensitively modernised and extended interior which has been configured to provide a lovely family and entertaining space. The

ground floor accommodation flows from a welcoming entrance hall and briefly comprises a large central sitting room with front aspect window, exposed wooden flooring and feature corner fireplace with inset woodburning stove opening into a spacious L-shaped kitchen/dining room. The kitchen offers a range of contemporary wall and base units, quartz worktops and splashbacks and modern integrated appliances and the dining area has space for a good-sized table and bi-fold doors to the rear terrace. The ground floor accommodation is completed by a neighbouring fitted utility room with a glazed door to the rear terrace and an inter-connecting laundry room with contemporary cloakroom/shower room and a door to the external store, suitable for use as a single garage if required.

On the first floor the property provides a generous principal bedroom with modern en suite shower room, three further well-proportioned double bedrooms, one with built-in storage and modern en suite shower room, and a contemporary fully tiled family bathroom.



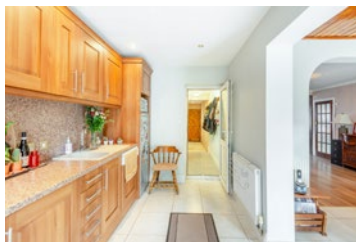


## Outside

Having plenty of kerb appeal, the property is set behind low-level walling topped with wrought iron railings and is approached over low maintenance paved front garden incorporating a side driveway with private parking in front of the external store/potential garage. The well-maintained enclosed garden to the rear is laid to level lawn interspersed with mature topiary and bordered by raised shrub beds and features a large, paved terrace, ideal for entertaining and al fresco dining, a central paved path leading to a large outhouse at the end of the garden. Accessed through patio doors, the outhouse offers three rooms, one with a kitchenette, together with a useful cloakroom, the whole suitable for a variety of uses including as potential annexe or office accommodation if required.

## Location

The property is set in a popular and convenient location within very easy reach of the mainline station with its fast through services via St. Pancras International to the City (19 mins), Gatwick and beyond. Road users enjoy easy access to the M1, M25 and the A1(M) and to the London airports. The city centre, with its wealth of amenities and excellent state and public schools, is close at hand, as are the green spaces at Clarence Park, Bernards Heath and Verulamium Park.





Floorplans  
House internal area 1,799 sq ft (167sq m)  
For identification purposes only.

## General

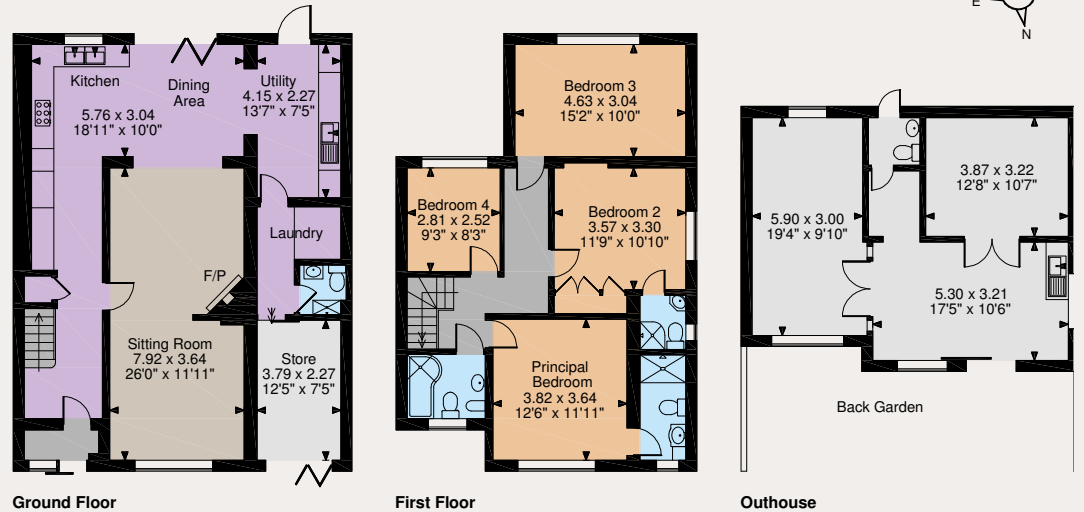
**Local Authority:** St Albans City & District Council

**Services:** Mains gas, electricity, water and drainage

**Council Tax:** Band D

**Tenure:** Freehold

**Guide Price:** £850,000



## St Albans

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