



Hart Road, St Albans, AL1 1NF

Price £675,000





## Hart Road, St Albans, AL1 1NF

Located in the heart of central St Albans is this four bedroom bay fronted period property enjoying an elevated position in a sought after residential street.

The property is arranged over three levels benefitting from an entrance hall, a dual aspect lounge / diner, a modern kitchen which opens onto the garden.

Then on the first floor there are three bedrooms, a family bathroom, a master bedroom enjoying an en-suite shower room then on the second floor there is a further double bedroom. Externally, there is an easy to maintain rear garden.

Hart Road is positioned in the city centre within walking distance of the mainline station and a wide selection of bars, shops and restaurants in the heart of St Albans. There are well regarded schools close by and the open spaces of Verulamium Park are located on the far side of Holywell Hill.



## ACCOMMODATION

### Entrance

Steps up to front door opening into:

### Entrance Hall

Stripped floorboards, radiator, coat cupboard, door to:

### Lounge / Diner 25'8 x 10'4 (7.82m x 3.15m)

Dual aspect with sash window to rear and sash bay window to front, stripped and painted floorboards, shelving to alcoves, feature gas fireplace, three wall light points, door to:

### Kitchen 13'3 x 8'4 (4.04m x 2.54m)

A range of wall, base and drawer units, work surface over, sink with mixer tap, five ring gas hob, oven under, light and filter unit over, integrated washing machine, integrated dishwasher, space for fridge freezer, radiator, tiled floor, window to side, door to garden.

## FIRST FLOOR

### Landing

Staircase to second floor with spindled balustrade, doors to:

### Bedroom One 11'3 x 12'1 (3.43m x 3.68m)

Double bedroom, two radiators, two sash windows to front, fitted wardrobes to recess, feature fireplace, stripped floorboards, door to:

### En-Suite Shower Room

Low level wc, washbasin with mixer tap and vanity storage, tiled shower cubicle, tiled floor and walls, spotlights, extractor.





**Bedroom Two 9'0 x 8'0 (2.74m x 2.44m)**

Double bedroom, radiator, fitted double wardrobe with sliding mirrored doors, sash window to rear.

**Bedroom Three 6'11 x 8'5 (2.11m x 2.57m)**

Single bedroom, radiator, sash window to rear, access to loft area.

**Bathroom**

Stylish modern white suite, wc, washbasin with vanity storage, bath with mixer tap and shower over, tiled walls and floor, radiator, fitted cupboards with mirror and spotlights, chrome radiator, window to side.

**SECOND FLOOR****Landing**

Velux window to rear, door to

**Bedroom Four 16'0 x 11'11 (4.88m x 3.63m)**

Double bedroom, radiator, eaves storage, velux windows to front and rear.

**EXTERIOR****Rear Garden**

Low maintenance rear garden, astroturf area, stepping stone pathway, gated access to right of way.

**Viewing Information**

BY APPOINTMENT ONLY WITH PUTTERILLS, THROUGH WHOM ALL NEGOTIATIONS SHOULD BE CONDUCTED.

**Environmental Impact Rating**

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO2) emissions. The higher the rating, the less impact it has on the environment.



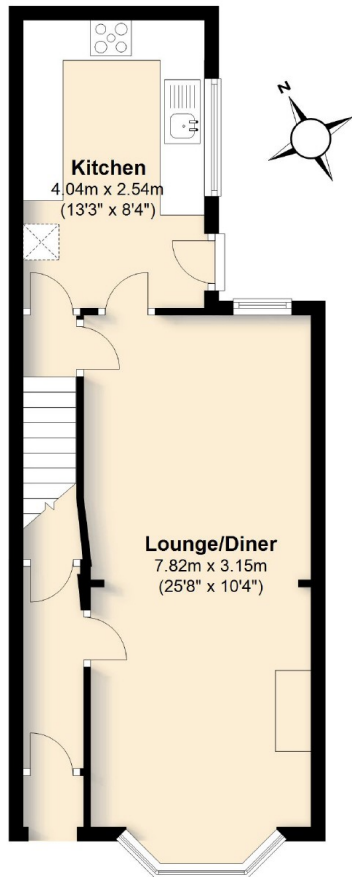






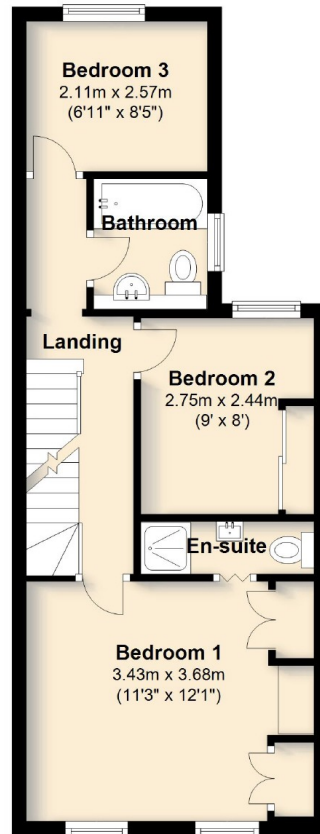
## Ground Floor

Approx. 39.4 sq. metres (424.4 sq. feet)



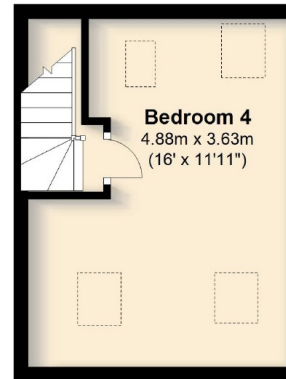
## First Floor

Approx. 39.3 sq. metres (423.5 sq. feet)



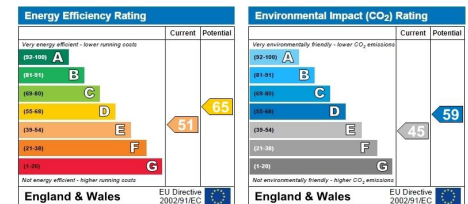
## Second Floor

Approx. 17.7 sq. metres (190.8 sq. feet)



Total area: approx. 96.5 sq. metres (1038.7 sq. feet)

Not to Scale. For identification purposes only.  
Plan produced using PlanUp.



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