



**BRADFORD
& HOWLEY**
HARPENDEN | MARSHALSWICK | ST ALBANS

Hatfield Road, St. Albans, AL1 4JE
Guide Price £350,000

NO UPPER CHAIN

Tucked away just off Hatfield Road, with a private courtyard style setting, is this single storey FREEHOLD dwelling.

You access the property via a high gate which opens into a charming courtyard which runs down two sides of the building. Perfect for summer entertaining. The property enjoys a generous size living room. There is a double bedroom with part vaulted ceiling, separate kitchen and an attractive white shower room. Accessed from the garden at the end of the building is a generous useful utility room.

47b Hatfield Road is a short walk to the mainline station and the city centre is easily accessible. The wonderful green spaces of Clarence Park are just a short stroll away. There is an excellent selection of independent coffee shops, restaurants and popular pubs nearby.

Tenure: Freehold
Council Tax Band: C
EPC Rating: D





Ground Floor

Approx. 35.8 sq. metres (385.7 sq. feet)



Total area: approx. 35.8 sq. metres (385.7 sq. feet)

Floor plan is for marketing purposes only and is to be used as a guide.
Plan produced using PlanUp.

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