



3 bedrooms



2 bathrooms



2 receptions



EPC Band C

Council Tax Band:
E £2,758.72 (2025/26)

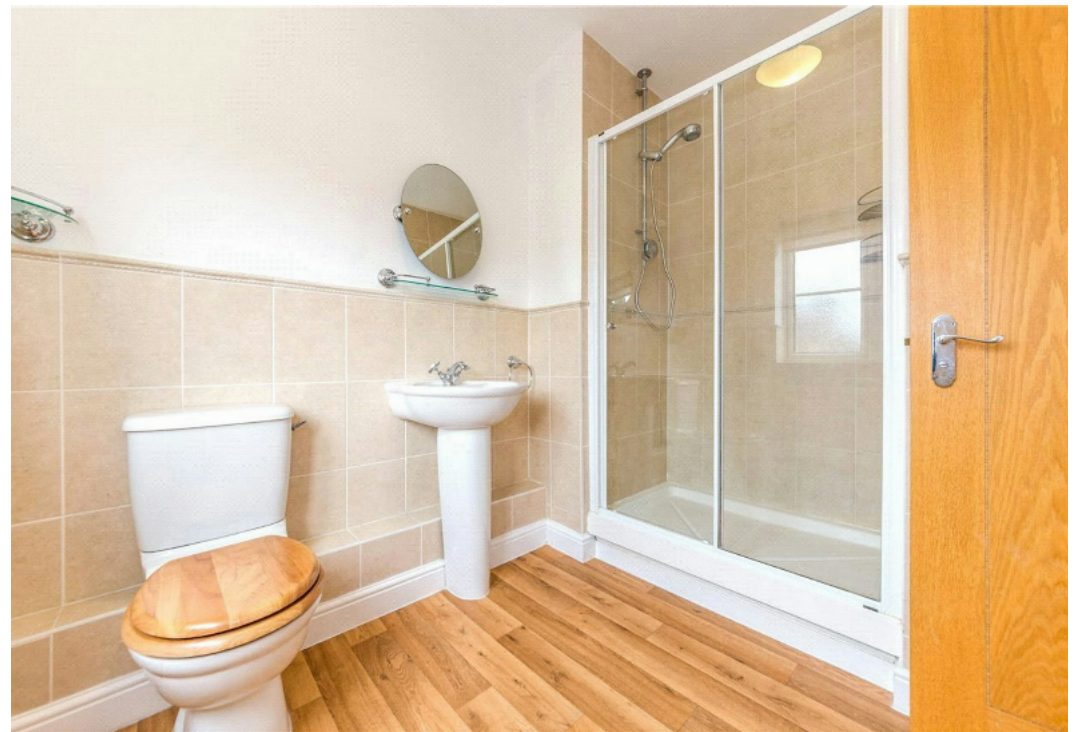


An extended and well-presented three double bedroom, two bathroom family home, benefiting from spacious open-plan living, a modern fitted kitchen, study, off-street parking and a landscaped rear garden.

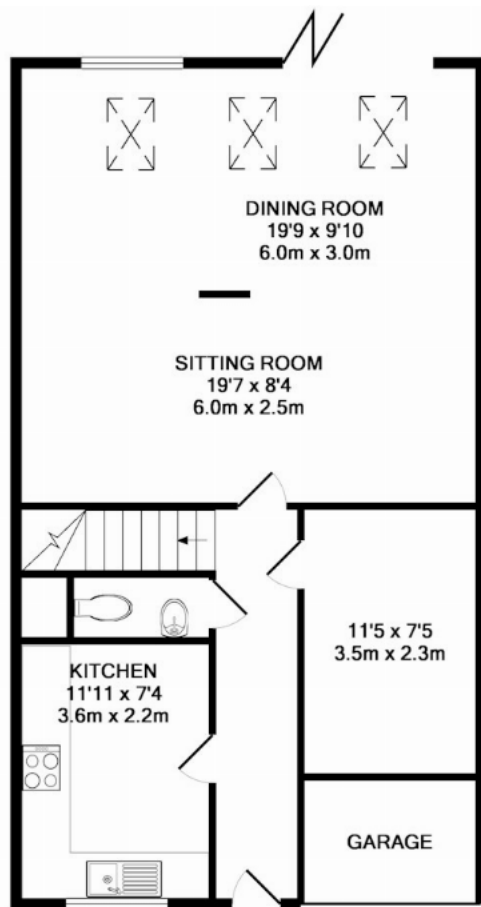
Description

A beautifully presented and recently redecorated modern three-bedroom, two-bathroom end-of-terrace property, located in a convenient area close to sought-after schools, a range of amenities, and just under a mile from the mainline railway station. The property is arranged over three levels. It includes an entrance hall with a cloakroom, a modern fitted kitchen with integrated appliances and granite worktops, and a fabulous open-plan living/dining room extended to the rear, opening via bi-folding doors onto landscaped gardens. A multi-purpose room at the rear of the garage, ideal as a home office, completes the ground floor. On the first floor, the landing has two generous storage cupboards and provides access to two good-sized bedrooms and a modern family bathroom. The principal bedroom benefits from fitted wardrobes and a spacious en-suite shower room. A further double bedroom with Velux windows, a walk-in wardrobe, and additional storage is on the second floor. Outside, the driveway offers off-street parking and access to a storage area at the front of the garage. The secluded rear garden, with useful side access, has two seating areas for entertaining. Hedley Road is in the 'Fleetville' area of St Albans, close to local schools, cafes, restaurants, and shopping. The surrounding road and motorway networks are easily accessible, as are the mainline station and City centre. Council Tax: Band E: £2,758.72 for 2025/2026 Holding Deposit: £657.69 Deposit: £3,288.46

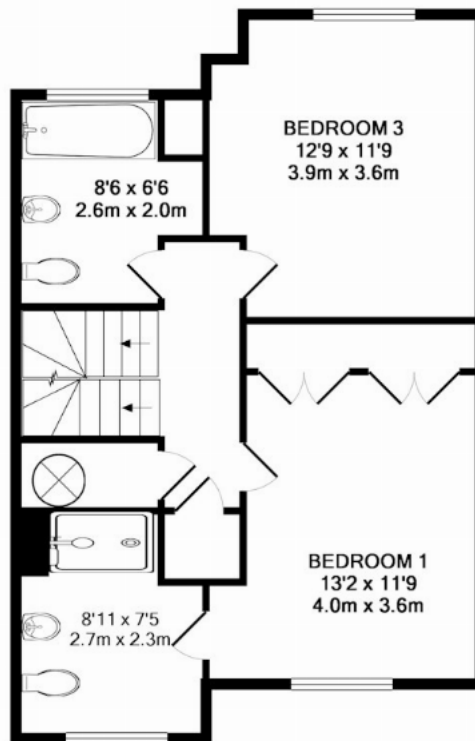




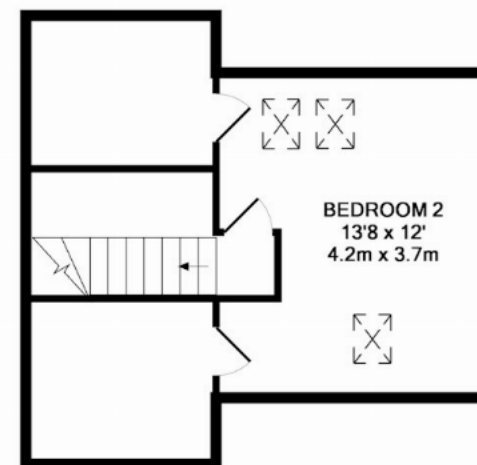




GROUND FLOOR
APPROX. FLOOR
AREA 703 SQ.FT.
(65.3 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 545 SQ.FT.
(50.6 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 314 SQ.FT.
(29.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 1562 SQ.FT. (145.1 SQ.M.)

Important Information These particulars do not constitute an offer or contract in whole or part. The statements contained herein are made without responsibility on the part of Ashtons or the vendors and they cannot be relied upon as representatives of fact. In respect of floor plans, these are for illustrative purposes only. The measurement and position of each element is approximate and must be viewed as such. Intending purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. The vendors do not make or give, and neither Ashtons nor any person in their employment has any authority to make or give, any representation or warranty whatsoever in relation to this property. We offer a wide range of services through third party providers including solicitors, surveyors, removal firms, mortgage providers and EPC suppliers. We receive additional payments for administering suppliers quoting software and making referrals. You are not under any obligations to use these services and it is your discretion whether you choose to deal with these parties or your own preferred supplier. You should be aware the average payment we received in 2024 equated to £29.76 per referral.