



Puddingstone Drive, St. Albans  
Hertfordshire, AL4



*Beyond your expectations*



# A two bedroom semi-detached property in Highfield Park EPC:C

**Hamptons International**

2 High St, St. Albans, Hertfordshire, AL3 4EL

Sales. 01727 890770

stalbans@hamptons-int.com

[www.hamptons.co.uk](http://www.hamptons.co.uk)

Entrance hall | fitted kitchen | cloakroom | living/dining room opening into garden | 2 bedrooms with ensembles to both | front and rear gardens | OFF STREET PARKING

## Guide Price £445,000 Freehold

### Description

A two bedroom semi detached property in the popular Highfield Park development in St Albans with benefit of private garden to the rear and off street parking to the front.

Situated at the end of a quiet cul-de-sac, this well presented modern semi detached house offers well balanced accommodation to include an entrance hall, cloakroom, fitted kitchen and living/dining room opening onto the garden on the ground floor with two bedrooms, 2 ensembles on the first floor.

### Outside

To the front elevation is a garden and side access to the rear and allocated off street parking for one car.

To the rear is a private fenced garden with a patio area to immediate rear of the house, the rest laid mainly to lawn with mature plants and shrubs. Timber shed.

### Location

The historical city of St Albans provides for a comprehensive range of shopping, restaurants and leisure facilities. Locally there is an excellent selection of schooling; both state and private. For the commuter, there is a fast one stop train link to London St Pancras International and Kings Cross Station (fast train 19 mins) with interconnecting Eurostar service direct to Brussels and Paris. The M25 is available at junction 21A connecting to the national motorway network. The

surrounding countryside provides for an abundance of leisure activities including walking, riding, numerous golf courses, leisure centres and many areas of historical interest.

### Additional Information

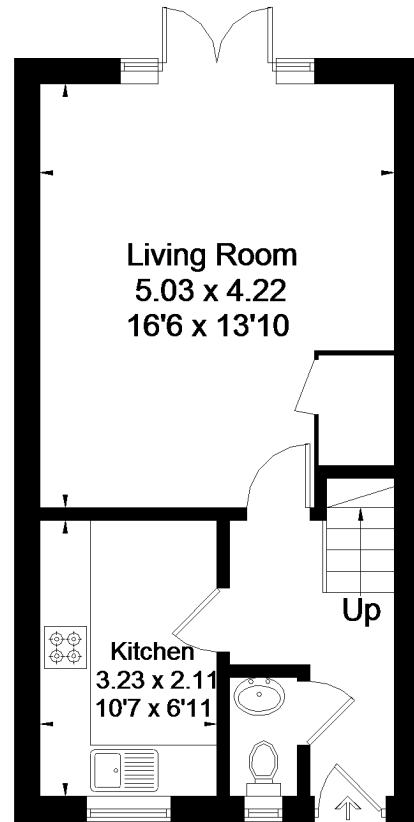
Local Authority: St Albans City & District Council 01727 866100



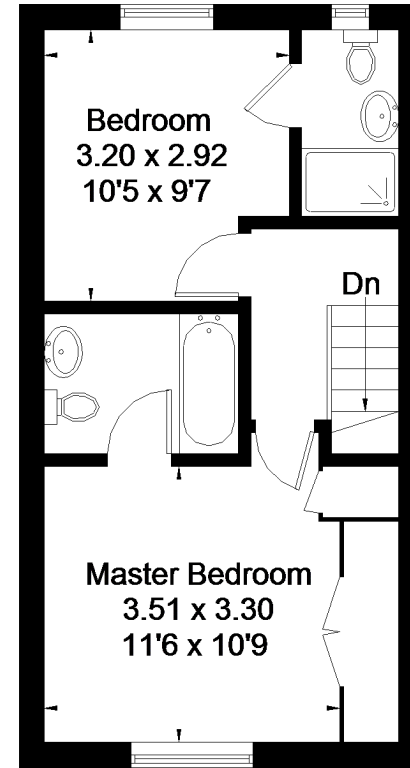
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		87
(69-80) <b>C</b>	71	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

## Puddingstone Drive, St. Albans

Approximate Gross Internal Area  
69.5 sq m / 748 sq ft



Ground Floor



First Floor

Illustration for identification purposes only. Not to scale  
Ref: 170739

**FOR CLARIFICATION** We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

