



HEARTWOOD
HOMES

Craiglands, St. Albans, AL4 9AH

Offers Over £550,000

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An immaculately presented three bedroom family home which is ideally located within the popular residential development of Jersey Farm only a short distance to highly sought after local schooling. The property is perfectly located close to a wide variety of local shops and backs onto the beautiful Jersey Farm Woodland Park with lovely countryside walks through to a selection of pubs and Heartwood forest. St. Albans city centre and the mainline railway station is only a short distance away.

This wonderful home is set in a peaceful cul de sac location and offers versatile accommodation starting in the entrance hall which leads through to a 24ft open lounge/dining room with double doors into a sun filled conservatory, and opens to a modern kitchen. On the first floor there are three well proportioned bedrooms and a family bathroom.

Externally to the rear is a low maintenance, private enclosed garden, which is landscaped with a raised decked area to the rear of the garden. The property also has the added benefit of a garage en bloc and a well groomed front garden.

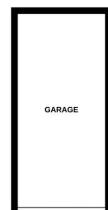
Please call in today to book your appointment to view this fantastic home. EPC Grade C.



GARAGE
148 sq ft (13.8 sq m) approx.

GROUND FLOOR
512 sq ft (47.8 sq m) approx.

1ST FLOOR
303 sq ft (28.3 sq m) approx.



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TOTAL FLOOR AREA: 1045 sq ft (96.8 sq m) approx.
Whilst every attempt has been made to ensure the accuracy of the floor plans, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or changes. The floor plans are for illustrative purposes only and do not represent the property as it stands today. Prospective purchasers should make their own arrangements to view the property. The services, systems and appliances shown have not been tested and no guarantee is given as to their condition or working order. Made with Metropix 2023.



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- Close to highly sought after schooling
- Attractive bathroom
- Bright and airy conservatory
- Garage en Bloc
- EPC Grade C
- Modern kitchen
- Open plan living dining room
- Low maintenance garden
- Backing on to the beautiful Jersey Farm Woodland Park



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