



HEARTWOOD
HOMES

Boling Brook, St. Albans, AL4 9NP

Offers Over £300,000

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A beautifully presented and recently renovated, top floor maisonette which is perfectly located in a pleasant and sought after cul de sac. You are ideally situated close to popular local schooling, a wide variety of shops, transport links and wonderful countryside walks across Jersey Farm Woodland Park and Heartwood Forrest.

This superb maisonette offers spacious accommodation, starting in its private entrance hall with stairs to the first floor. There is a great size and stunning, open plan kitchen/living/dining room. Furthermore, you have two generous bedrooms with a selection of fitted wardrobes to both bedrooms, a fantastic bathroom and a utility cupboard. Externally to the front there is ample off street parking for two cars and the added benefit of an EV charging point already installed. To the rear you have well kept communal grounds. Please call today to book your appointment to view EPC Grade C.





GROUND FLOOR
52 sq ft. (4.8 sq m.) approx.

1ST FLOOR
550 sq ft. (51.1 sq m.) approx.



TOTAL FLOOR AREA: 602 sq ft. (55.9 sq m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms and other features are approximate. The floorplan is for illustrative purposes only and should not be relied upon for dimensions, which should be checked by professional surveyor. The services, fixtures and appliances shown have not been tested and no guarantee is given as to their condition. No responsibility is accepted for any errors or omissions. Made with Metricon. ©2023

