



HEARTWOOD
HOMES

Central Drive, St. Albans, AL4

Offers Over £900,000

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An attractive semi-detached four bedroom family home situated in a sought-after residential area. Locally you will find highly regarded schooling, including Beaumont Secondary School and Oakwood Infant/Junior School. There are a wide variety of local shopping facilities on the road and at The Quadrant including Marks and Spencers, Sainsburys petrol station as well as restaurants and coffee shops. The location also offers superb access to the train station which is located approximately 1.2 miles away.

The property offers excellent potential to extend, to both the side and rear, subject to the relevant planning permissions.

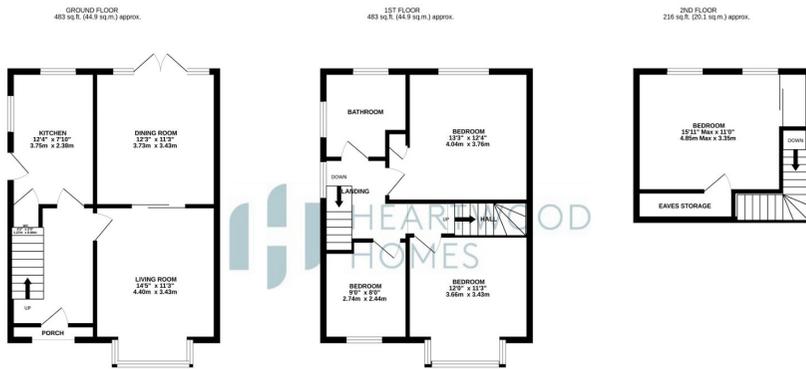
This lovely family home offers well planned, bright and spacious accommodation. From the entrance porch you enter through the front door and step into a good size entrance hall. This leads onto the bay fronted living room and double doors take you through to the dining room. The kitchen is to the rear of the property and is also accessed from the entrance hall and offers further access to the rear garden and the ground floor W.C.

On the first floor there are two good size double bedrooms, one single bedroom and a family bathroom. Stairs to the second floor where you will find a further well proportioned double bedroom.

To the front of the property we have ample parking and double gates which provide access to the garage and then there is a fantastic size garden to the rear.

Please call us today to book your appointment and avoid missing out. EPC Grade D





TOTAL FLOOR AREA: 1182 sq ft. (109.8 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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- Close to highly sought after schooling
- Extension potential subject to planning permission
- Attractive garden
- Off street parking
- Four bedrooms
- A must view



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	