



4 Bedrooms



2 Bath/Shower Room + WC



3 Reception Rooms



Garage & Off-Street
Parking



East Facing Rear Garden



EPC Band C

Council Tax

Band: G £3,907.37 (2025/2026)

Local Authority

St Albans City & District
Council



Heyford End, Balmoral Close, St Albans, AL2 2BN
Guide Price £850,000 Freehold

Heyford End, Balmoral Close, St Albans, AL2

Nestled at the end of a peaceful cul-de-sac, this beautifully presented four double bedroom detached family home offers spacious, versatile living across two floors. Boasting generous accommodation and a skilfully designed layout, this property provides a perfect blend of comfort and functionality for growing families.

Description

Upon entering the home, you are welcomed into a bright and expansive entrance hall that sets the tone for the space beyond. The ground floor features three well-proportioned reception rooms, including a generous office ideal for remote work, a formal living room, and a separate dining area. The stylish kitchen/breakfast room is well-equipped and perfect for family meals, complemented by a separate utility room for added convenience. A downstairs cloakroom completes the ground level. Upstairs, a light-filled landing leads to four spacious double bedrooms, each offering ample room for furniture and storage. The standout principal bedroom benefits from a luxurious en-suite bathroom, while the remaining bedrooms share a modern family bathroom. Built-in wardrobes in several rooms add to the home's practical appeal. Additional highlights include full double glazing throughout, a Mega Flow hot water system, and quality finishes across all rooms.

Outside, the property enjoys a beautifully maintained and private rear garden, offering a tranquil space for outdoor relaxation or entertaining. A garage with an electric up-and-over door and a driveway with space for two vehicles provide secure and convenient parking. There is also potential to reconfigure the ground floor layout, extend into the loft space, and convert the garage, subject to the necessary permissions.

Location

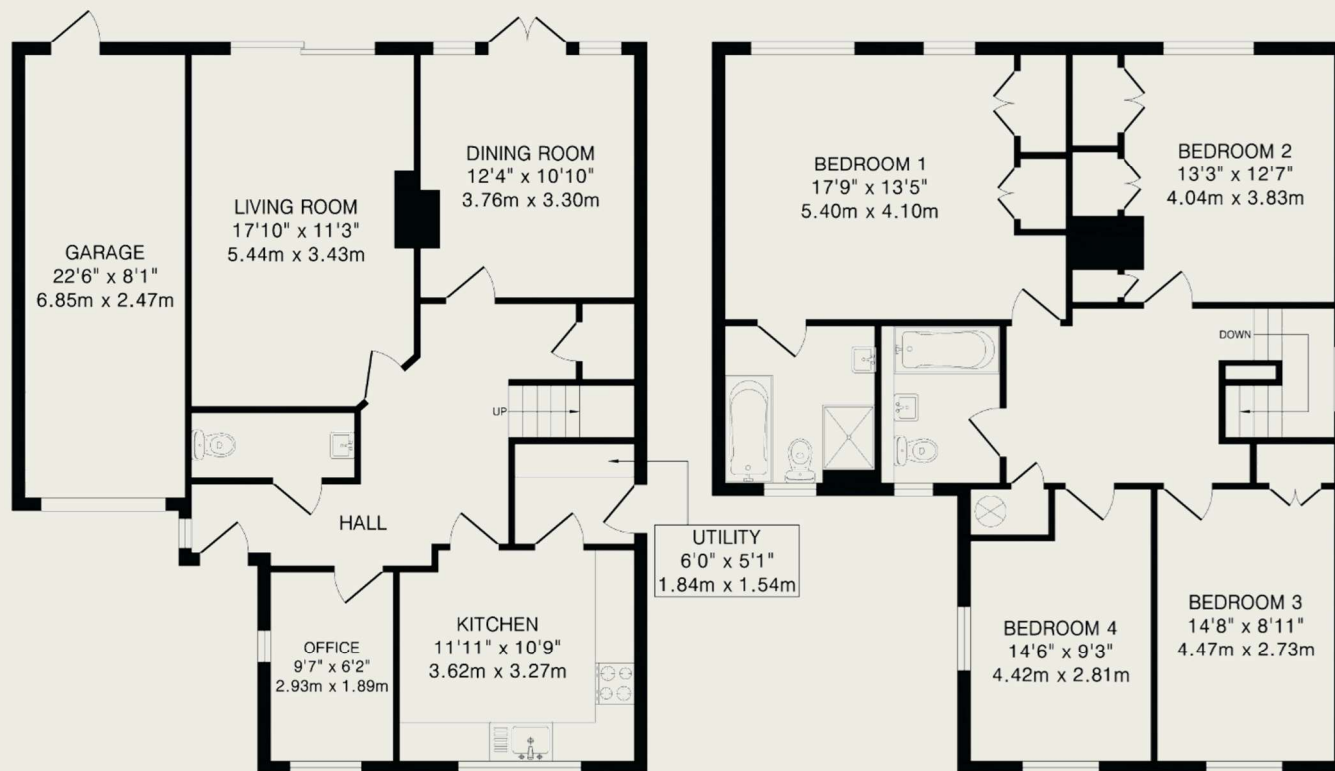
Heyford End is a quiet, sheltered cul-de-sac off Park Street Lane in the desirable village of Park Street, conveniently situated close to the historic City of St Albans. The location offers easy access to the How Wood shopping parade, top-rated local schools, and bus services to St Albans and Watford—all within walking distance. The How Wood railway station, which connects St Albans to Watford Junction (Euston), is just a few minutes' walk away. Additionally, the area is surrounded by open countryside, parks, and is a short drive from both the M1 and M25 motorways.





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 2021 equated to £48.36 per referral.



Ground Floor
951 sq.ft.(88.3 sq.m)approx.

First Floor
930 sq.ft.(86.4 sq.m)approx.

TOTAL FLOOR AREA: 1881 sq.ft.(174.7 sq.m)approx.

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