



HEARTWOOD
HOMES

Elm Drive, St. Albans, AL4 0EG

£1,100,000

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An attractive, extended 1930's family home pleasantly set along a tree lined road, close to the highly sought after Beaumont and Oakwood schools. The property is also perfectly positioned close to a wide range of local shopping facilities, a short distance from St Albans historic City Centre and only 1.2 miles from the mainline station with direct access to central London.

This property offers ample living space but also the potential to extend further subject to planning permission. You start in a large entrance hall with access to the garage on the left and a bright bay fronted living room to the right. To the rear there is spacious dining room which opens directly to the garden and a good size kitchen-breakfast room. Furthermore there is a ground W.C, utility room and a sun room which could also be used as a home office.

Upstairs on the first floor there are three generous bedrooms. The master bedroom overlooks the garden and has the addition of an ensuite. You have the added benefit of a shower room and a separate W.C. On the second floor is a well proportioned loft room.

Externally, to the front of the property is a block paved driveway providing ample off street parking and access to the garage. To the rear is a substantial, landscaped garden with a fantastic sunny aspect. Please call in today to book your appointment to view this wonderful family home.





TOTAL FLOOR AREA - 1711 sq ft (158.9 sq m) approx.
 While every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 materials, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
 Made with Mapogen 1/2020



- Attractive rear garden
- Three reception rooms
- Four bedrooms and two bathrooms
- Close to highly sought after schooling
- Further potential subject to planning permission
- Kitchen diner and a separate utility room
- Only a short distance to the station and St Albans City Centre
- EPC Grade D

