



HEARTWOOD
HOMES

Brookside, Ellenbrook, AL10 9RR

Offers Over £900,000

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An imposing four double bedroom detached family home which is situated on an impressive plot within a pleasant cul de sac location in the sought after semi-rural Ellenbrook area.

The property sits in an desirable location close to the Alban Way, Nast Hyde Halt and lovely countryside walks. There are excellent local transport links including the AIM Motorway and only a short distance to St Albans and Hatfield Stations. You also have the benefit of being in walking distance to a wide variety of shopping facilities, restaurants and local popular schooling.

The property offers bright and spacious accommodation -, you enter the property into a large hallway with a ground floor W.C. To the right of the building is a lovely dual aspect living room opening directly to the garden. To the front there is a modern fitted kitchen opening to the family room which also opens to the rear garden and the utility room. Furthermore there is a large dining room which also opens to the garden.

Onto the first floor there are four generous double bedrooms, with a large en-suite dressing room to the master bedroom and a family bathroom.

Externally, the property offers a beautifully landscaped, private good-sized rear garden which is laid mostly to lawn with mature borders. There is a great selection of patio/ areas making best use of its sunny southerly aspect, ideal for entertaining and family days. You have a useful summer house benefiting from power and light with potential to make a garden office/studio.

Gated side access to both sides of the property leads you to the front garden, a large driveway with parking for several vehicles and a detached double garage with electrics. At the rear of the garage is a bin storage area and garden shed.

Call us today to book your appointment to view this rarely available home. FPC Grade C





TOTAL FLOOR AREA: 1858 sq. ft. (172.7 sq. m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurement 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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- Cul de sac location, close to lovely countryside walks
- Three reception rooms
- Attractive and great size garden with a sunny aspect
- Great Access to the A1M
- A must view
- Four generous double bedrooms
- Two bathrooms and a ground floor W.C.
- Double garage & ample off street parking
- Only a short distance from St Albans and Hatfield centres
- EPC Grade C

