



HEARTWOOD
HOMES

Canberra Close, St. Albans, AL3 6LT

Offers Over £475,000

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Welcome to this beautifully presented family home, boasting modern open-plan living, situated in a sought-after residential area with views overlooking green space and close proximity to prestigious schools.

Conveniently located just a short stroll away on Beech Road, you'll find local shopping amenities, including Tesco Express and Majestic Wines. For a wider array of shopping options, dining experiences, and transportation facilities, St Albans City Centre is only 1.3 miles away, with its mainline station and bus links easily accessible.

For nature enthusiasts, a leisurely walk towards the end of the road leads to Beech Bottom Dyke, believed to be an ancient defensive system, now transformed into a charming wooded area and an open field, perfect for recreational activities and scenic walks.

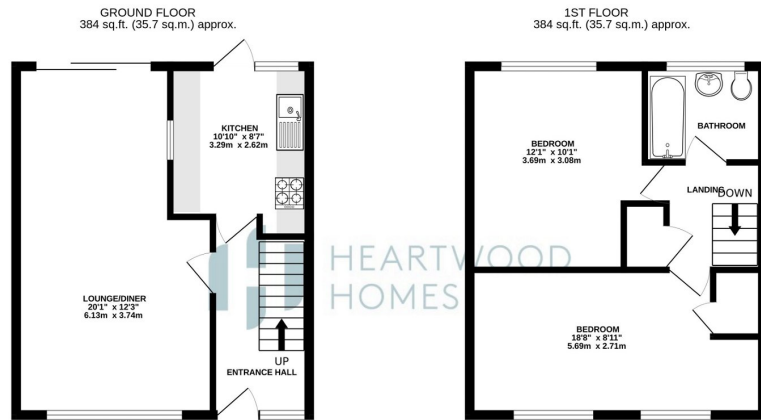
This delightful family home has been thoughtfully enhanced by its current owners, offering versatile accommodation ideal for modern family living. Upon entry, you're greeted by an inviting entrance hall leading to a contemporary kitchen and a spacious open-plan living/dining area, complete with doors opening onto the rear garden.

Upstairs, you'll find two generously sized double bedrooms and a stylish modern family bathroom.

Externally, the property features a well maintained front garden, while the rear garden offers a private, low-maintenance sanctuary with gated side access.

Given the high desirability of this home, early viewing is highly recommended to avoid disappointment.





TOTAL FLOOR AREA: 768 sq.ft. (71.3 sq.m.) approx.
 Whilst 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 for 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.
 Made with MyPlanSpace 1/2021



- Close proximity to highly regarded schools
- Well-presented family home with modern open-plan living
- Two generous double bedrooms
- Beech Bottom Dyke nearby for scenic walks and recreational activities
- Desirable residential location overlooking green space
- St Albans City Centre only 1.3 miles away
- Local shopping amenities nearby on Beech Road
- South facing garden

