



HEARTWOOD  
HOMES

# Valerie Close, St. Albans, AL1 5JD

£875,000

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An attractive and meticulously presented, light-filled family home which is set in a delightful cul-de-sac location under a mile from The mainline railway station and the beautiful Clarence Park. The vibrant city centre is only a little further away with a fantastic selection of shops and eateries. You also have a selection of sought after schools in close proximity.

This superb family home has been substantially improved by the current owners offering spacious accommodation, yet with further potential to extend subject to planning permission.

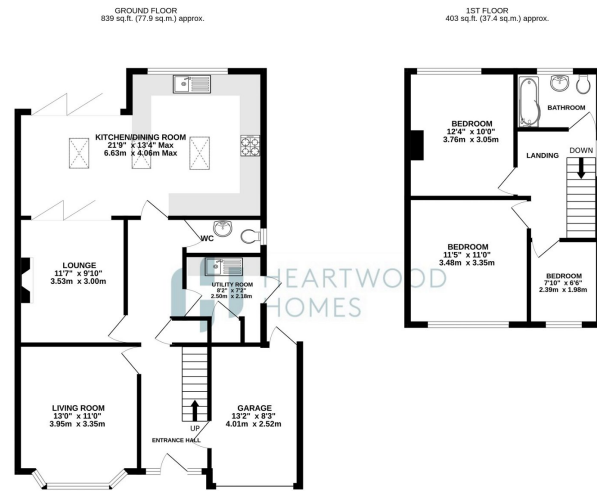
The front door opens into a spacious hallway and this leads past a cloakroom and useful utility room into an impressive open-plan kitchen/dining and family room opening via bifold doors to an attractive garden ideal for entertaining and modern day family lifestyles. This area is flooded with natural light through the rooflights. The kitchen is well planned with excellent storage provision and integrated appliances. The bright living area boasts a charming hexagonal bay window.

There are three well proportioned bedrooms on the first floor, two of which are doubles, and all rooms have the use of a smart family bathroom.

The landscaped rear garden is beautifully maintained and has been designed to include mature planted beds, trees and both lawned and paved areas perfect for those summer get-togethers. To the front of this wonderful home is the block paved driveway providing ample off street parking and access to the garage which also provides access directly to the garden.

The amazing home won't be around for long, please book your appointment today!





TOTAL FLOOR AREA: 1242 sq.ft. (115.4 sq.m.) approx.

With most offers this house is offered for sale as is. The developer does not warrant the accuracy of the floor plan or the measurements of the house, garden, roads and any other items on the plan and is not responsible for any errors or omissions. The plan is for general guidance only and should be used as a guide for any prospective purchaser. The actual appearance of the property may vary from the plan and no guarantee is made with regard to the plan.



- Beautifully presented family home in a cul-de-sac near railway station and Clarence Park
- Bright-after schools nearby
- Vibrant city centre with shops and eateries a short distance away
- Spacious accommodation, potential for extension subject to planning permission
- Open plan kitchen/dining area leading to garden
- Bright living area with charming bay window
- EPC grade C
- Natural light floods through rooflights
- Attractive landscaped garden
- Ample parking and a garage



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