



HEARTWOOD
HOMES

Puddingstone Drive, St. Albans, AL4 0GX

£525,000

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This charming two-bedroom, two-bathroom family home is located in the highly desirable Highfield Park area. The property offers convenient access to well-regarded schools, making it an excellent choice for families. Nature enthusiasts will appreciate the proximity to scenic countryside walks and parks.

Local shopping facilities are readily available for day-to-day needs, and for a wider range of amenities, St Albans City Centre is just a short distance away. Here, you can find more extensive shopping options and the mainline train station, which provides excellent transport links. This home combines the tranquillity of suburban living with the convenience of urban amenities.

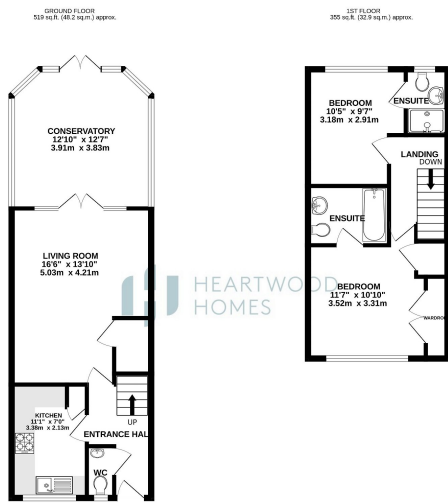
Upon entering the property, you are welcomed into a spacious entrance hall that includes a generously sized downstairs cloakroom. To the left, the kitchen is well-appointed with numerous fitted units, offering ample space for modern appliances. Towards the rear of the property, you will find a large living room that seamlessly flows into a light-filled conservatory, providing a bright and airy space for relaxation and entertaining.

Upstairs, the property features two double bedrooms, each with its own contemporary en suite bathroom. The master bedroom additionally boasts large built-in wardrobes, offering ample storage space. This thoughtful layout provides both comfort and convenience, making it ideal for modern family living.

Externally, this property offers a low-maintenance garden with a desirable southerly aspect, perfect for soaking up the sun. At the front of the property, there is off-street parking available, along with a convenient EV charger, catering to the needs of environmentally conscious homeowners with electric vehicles. This blend of practicality and eco-friendliness enhances the appeal of this already attractive family home.

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





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TOTAL FLOOR AREA: 873 sq ft (81.1 sq m) approx.
We warrant that the floor area is correct to the best of our knowledge and belief. It is not a guarantee. Measurements are taken from the finished floor level. The actual area may vary slightly. The actual area may vary slightly. The actual area may vary slightly.



- Two bedroom, two bathroom house
- Off street parking with EV charging point
- Desirable location
- Large living room opening onto a sunny conservatory
- Modern kitchen
- Close to highly regarded local schooling
- Beautiful countryside walks nearby
- EPC C



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