



HEARTWOOD
HOMES

Meadway, Colney Heath, St. Albans, AL4 0PT

£475,000

4 1 2



A modern four-bedroom townhouse with lovely views over farmland, located in the popular village of Colney Heath. The village offers a variety of shopping options and local amenities, including a highly-regarded primary school. You're also just a short drive from St Albans City Centre, which has plenty of leisure and shopping facilities. Plus, there's great access to the M25 and A1M motorways.

This beautifully presented property welcomes you with an entrance hall leading to a handy ground floor W.C. On the right, you'll find a spacious dining room, and at the back, an attractive kitchen that opens directly to the garden. Upstairs, the first floor features a sizable living room with stunning front views and a large master bedroom. The top floor has three well-proportioned bedrooms and a modern bathroom.

Outside, the front garden is well-maintained and includes off-street parking. The rear garden is enclosed and easy to maintain.

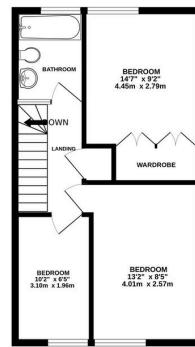
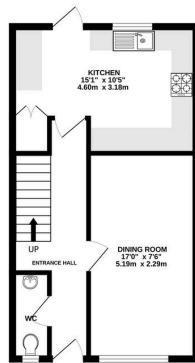
This popular home is expected to attract high demand, so we highly recommend booking an early viewing to avoid disappointment.



GROUND FLOOR
419 sq.ft. (38.9 sq.m.) approx.

1ST FLOOR
419 sq.ft. (38.9 sq.m.) approx.

2ND FLOOR
419 sq.ft. (38.9 sq.m.) approx.



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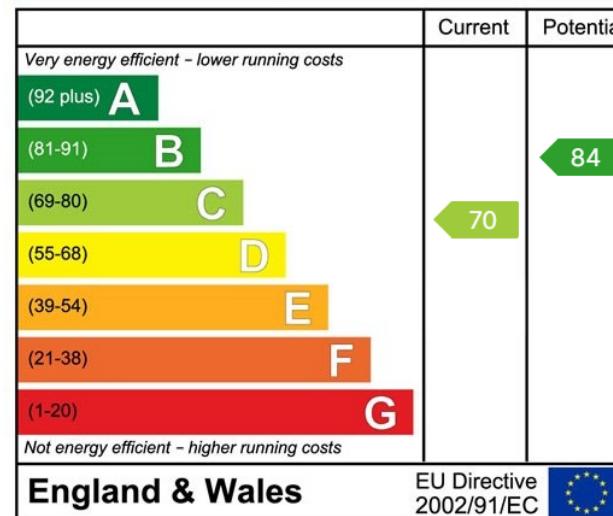
TOTAL FLOOR AREA: 1256 sq.ft. (116.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contents, measurements of doors, windows, rooms and other items are approximate. The vendor and agent accept no responsibility for any errors, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The vendor and agent accept no responsibility for any inaccuracies. Prospective buyers must rely on their own inspection of the property and make their own enquiries as to their operability or efficiency can be given.
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- Lovely views over farmland
- Modern four-bedroom townhouse
- Close to shops, amenities, and a popular primary school
- Sizable living room with stunning views
- Spacious dining room and attractive kitchen
- Easy access to M25 and A1M motorways
- Short drive to St Albans City Centre
- Low-maintenance enclosed rear garden
- Off-street parking
- EPC Grade C

Energy Efficiency Rating



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