



HEARTWOOD
HOMES

Warwick Road, St. Albans, AL1 4DL

£1,000,000

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Welcome to a modern four-bedroom detached home, perfectly situated at the end of a charming cul-de-sac in the highly desirable Bernards Heath area. This lovely property is close to top-rated schools and just a short stroll from St Albans' vibrant City Centre and the mainline station, offering direct access to London via St Pancras International.

Bernards Heath is a wonderful community area with a fantastic local coffee shop, the Heath itself providing beautiful open green space, and St Saviour's church, which hosts various social activities, foodie events, and even its own beer festival.

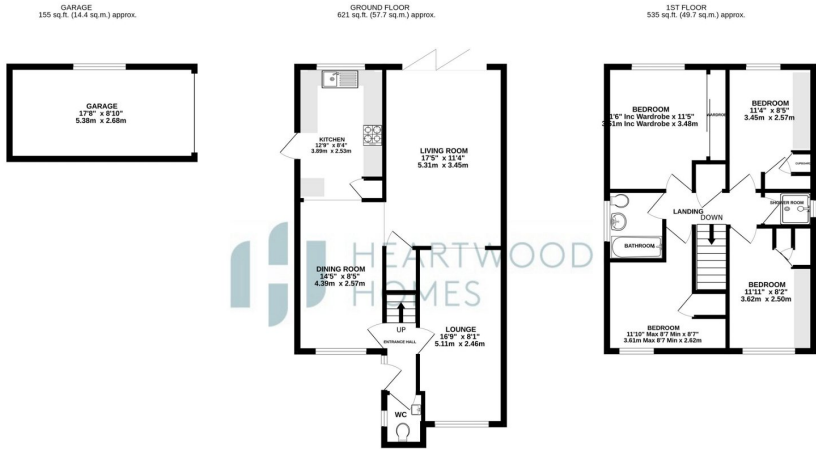
Step inside this bright and spacious home, starting with a welcoming entrance hall that includes a handy ground floor W.C. The modern open-plan kitchen/dining room is perfect for family meals and entertaining. There's also a separate living room with bi-fold doors opening to the rear garden and there is also a versatile family room/study.

Upstairs, you'll find four generous bedrooms, an attractive bathroom, and a separate shower room.

Outside, enjoy the well-designed, private landscaped rear and side gardens with a sizable patio area ideal for gatherings. The front of the property boasts a garage with useful eaves storage and ample off-road parking.

This delightful home truly has it all. We highly recommend seeing it for yourself. Call us today to book your viewing!





TOTAL FLOOR AREA: 1311 sq ft (121.8 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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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- Modern four-bedroom detached home in the desirable Bernards Heath
- **Easy** access to London via the mainline station and St Pancras International.
- Bright and spacious interior with a modern open-plan kitchen/dining room.
- Private, landscaped gardens with a sizable patio,
- Located at the end of a charming cul-de-sac.
- Close to top-rated schools and St Albans' vibrant City Centre.
- Lovely community with a local coffee shop and green open space at the Heath.
- Separate living room with bi-fold doors to the rear garden and a versatile family room/
- **Garage** with eaves storage and ample off-road parking
- EPC Grade C

