



HEARTWOOD
HOMES

Kingshill Avenue, St. Albans, AL4 9QH

£1,100,000

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Welcome to this fantastic and spacious four-bedroom Nash-built semi-detached family home in the highly sought-after Marshalswick area of St Albans. It's perfectly placed for top local schools and just a short stroll from the Quadrant Shopping Precinct, where you'll find a mix of coffee shops, eateries, and Marks and Spencer. Plus, St Albans' vibrant city centre and mainline railway station are only a quick drive away.

This lovely home already offers plenty of living space, with even more potential to expand, subject to planning permission. As you enter, you'll find a spacious hallway leading to the open-plan living and dining room. Towards the back, there's a generous extended kitchen and a bright conservatory that opens up to a large, sunny garden. You also get the convenience of a study and a ground floor W.C.

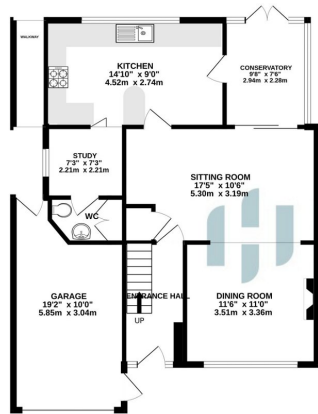
Upstairs, there are four well-sized double bedrooms, with the master bedroom boasting a large balcony overlooking the garden. There's also a modern family bathroom and an additional spacious shower room.

Outside, the rear garden is beautifully maintained with a patio area and a large lawn – perfect for summer BBQs and entertaining. At the front, there's a driveway with ample off-street parking and access to the oversized garage.

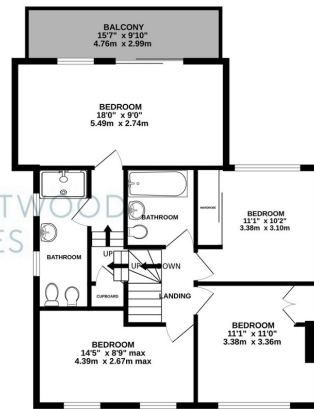
We anticipate high demand for this wonderful home, so give us a call today to book your viewing!



GROUND FLOOR
860 sq.ft. (79.9 sq.m.) approx.



1ST FLOOR
727 sq.ft. (67.5 sq.m.) approx.



TOTAL FLOOR AREA - 1587 sq.ft. (147.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floor, wall, ceiling 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 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.
Made with Hozon 10/20



- Spacious four-bedroom semi-detached Nash-built family home
- Falls within the priority area for sought-after local schools
- Short drive to St Albans city centre and mainline railway station
- Open-plan living and dining room, plus a generous extended kitchen
- Ample off-street parking and an oversized garage
- Located in the highly desirable Marshalswick area of St Albans
- Close to the Quadrant Shopping Precinct with coffee shops, eateries, and parks and sports centres
- Mainline and other roads extend, subject to planning permission
- Beautifully maintained rear garden with patio and large lawn
- EPC grade D

