



HEARTWOOD  
HOMES

# Colney Heath Lane, St. Albans, AL4 0SY

Offers Over £800,000

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Welcome to this lovely 1930s bay-fronted, three-bedroom semi-detached family home, nestled in a highly desirable area just 693 metres from Beaumont Secondary School. The neighbourhood offers a variety of local shops and eateries, with even more amenities in St Albans' vibrant City Centre, including the mainline station with direct access to St Pancras International. You'll also enjoy excellent road links and beautiful countryside walks nearby.

This home has already been extended, with additional potential for further expansion, subject to the relevant planning permissions. As you enter through the storm canopy porch, you're greeted by a generous entrance hall. The bright bay-fronted living room is perfect for relaxing, while the spacious kitchen and large dining/sitting room at the rear are ideal for family gatherings and the sitting area opens directly onto the beautiful garden.

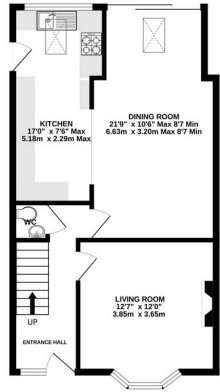
Upstairs, you'll find three well-proportioned bedrooms and a good-sized bathroom. There's also a pull-down ladder leading to a large, light, and airy loft space.

The front of the property boasts a well-maintained garden with off-street parking and side access to the stunning, landscaped rear garden, which extends over 120 feet. It's a perfect space for relaxing, entertaining, and enjoying family time.

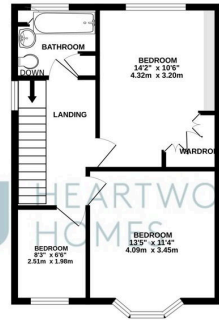
Give us a call today to book a viewing and secure this lovely home!



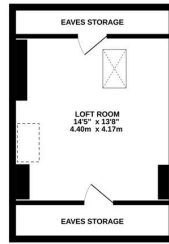
GROUND FLOOR  
553 sq ft. (51.4 sq m.) approx.



1ST FLOOR  
455 sq ft. (42.3 sq m.) approx.



LOFT SPACE  
267 sq ft. (24.6 sq m.) approx.



TOTAL FLOOR AREA: 1275 sq ft. (118.4 sq m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms 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.  
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- Charming 1930s bay-fronted design adds timeless appeal to this semi-detached family home.
- Variety of local shops and eateries nearby for your convenience.
- Excellent road links and beautiful countryside walks close by.
- Bright bay-fronted living room perfect for relaxing.
- Well-maintained front garden with off-street parking and side access to a stunning, landscaped rear garden extending over 120 feet.
- Prime location just 693 meters from Beaumont Secondary School
- St Albans' vibrant City Centre amenities including the mainline station with direct access to London
- Extensive garden with potential for further expansion (subject to planning permissions).
- Spacious kitchen and large dining/sitting room ideal for family gatherings, with the front garden opening directly onto the beautiful garden.

