



HEARTWOOD
HOMES

Sleapshyde Lane, Smallford, St. Albans, AL4 0SB

Offers Over £550,000

3 1 1



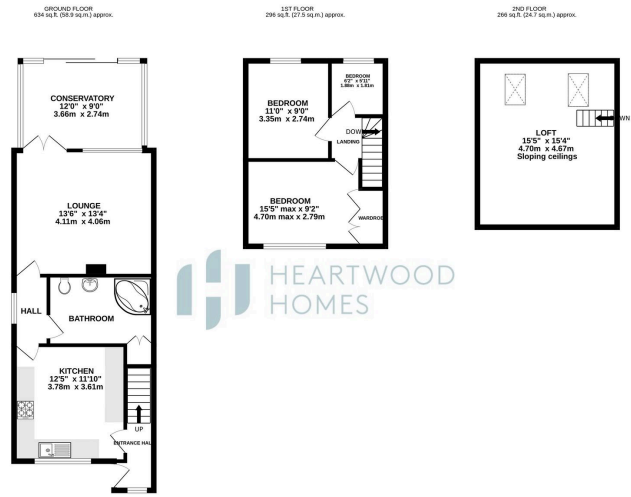
A spacious three-bedroom semi-detached home in the popular village of Sleafshyde, with excellent access to the A1M and M25. Enjoy nearby countryside walks and the charming country pub, The Plough. Local schools are also close by.

This family home offers great potential for extension, subject to planning permissions. The property features a well-sized entrance hall leading to a bright kitchen and a generous living room that opens to a large conservatory and an extensive rear garden. There's ample storage and a ground-floor bathroom. Upstairs, you'll find three bedrooms and access to a spacious loft.

The block-paved front garden provides off-street parking, and the mature rear garden, over 180 feet long, includes a covered BBQ area and storage shed.

Nearby amenities include The Galleria shopping centre, Notcutts Garden Centre, Oaklands College, and the University of Hertfordshire. The property is vacant and ready for viewing—call us today to book your appointment. EPC Grade D.





HEARTWOOD HOMES

TOTAL FLOOR AREA: 1196 sq.ft. (111.3 sq.m) approx.
These measurements have been taken from the finished floor level. Measurements of rooms, balconies, porches and any other areas are approximate and not responsible to them for any errors or omissions in measurement. The area for finished partitions may not equal the actual surface area of the finished partitions. All dimensions are approximate. Heartwood Homes Ltd does not warrant or guarantee any of these quantities or dimensions can be given. Make your own measurements.



- Spacious three-bedroom semi-detached home in the popular village of **Stapleford**
- Excellent access to the A1M and M25 for easy commuting.
- Close to sought-after local schools, ideal for families.
- Potential to extend, subject to planning permissions.
- Off-street parking on a block-paved front garden
- A mature 180+ ft rear garden with a covered BBQ area.
- EPC Grade D



HEARTWOOD HOMES



HEARTWOOD HOMES