



HEARTWOOD  
HOMES

# 1 Alban Avenue

Offers Over £700,000

3 2 2



A beautifully presented 1920's three-bedroom family home, set only a short distance from St Albans vibrant City Centre with its fantastic transport links and close to many highly sought-after local schools.

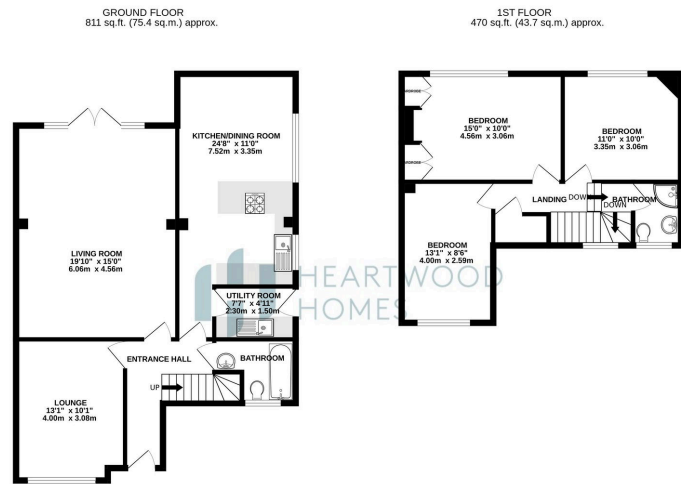
This wonderful home offers versatile, bright and spacious accommodation, starting in the entrance hall with a great size second reception room/ playroom/ home office to your left. You follow the hallway through to the overly generous living room, fantastic for hosting family get-togethers and parties. The large kitchen/ dining room has a vast amount of cupboard space as well as space for all modern day appliances. Double doors lead onto the private enclosed garden, perfect for the summer months. A great size family bathroom finishes the ground floor accommodation.

Upstairs you have three well proportioned double bedrooms and a lovely shower room with a fitted modern suite.

Externally you have off street parking for three cars. To the side is a beautifully maintained, enclosed private garden, great for hosting summer BBQs.

We would highly advise early viewing due to the fantastic location of this family home!





**TOTAL FLOOR AREA: 1281 sq.ft. (119.0 sq.m.) approx.**

While every effort has been made to ensure the accuracy of the figures, we do not accept any liability for errors or omissions. The plan is for guidance purposes only and should be used as such by any prospective purchaser. The figures, given in this document, are for information only and do not constitute an offer of any property. The figures are for guidance only and should be used as such by any prospective purchaser. The figures, given in this document, are for information only and do not constitute an offer of any property. The figures are for guidance only and should be used as such by any prospective purchaser.



- Three double bedroom family home
- Large driveway
- Close to the town centre and local amenities
- Great size living room
- Second versatile reception room
- Enclosed private garden
- Two bathrooms
- EPC rating C

