



HEARTWOOD
HOMES

Sutton Road, St. Albans, AL1 5JJ

£725,000

5 3 4



A well-presented, chain-free semi-detached home, perfectly placed within walking distance of St Albans City Station and just a short stroll from the vibrant city centre, with its great mix of restaurants, shops and pubs.

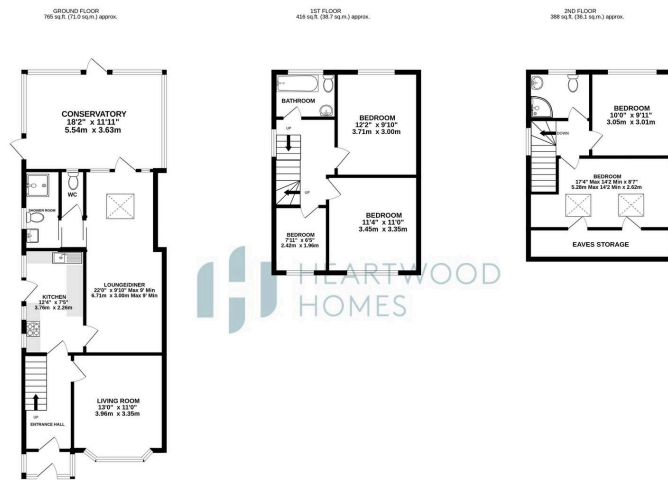
This smart five-bedroom home sits back from the road and offers off-street parking on the driveway. Inside, the bright entrance hall leads to two separate reception rooms – a spacious front living room with a lovely bay window, and a generous extended living/dining room at the rear, which opens into a bright conservatory. The ground floor also includes a good-sized kitchen, a shower room, and a separate W.C.

Upstairs, you'll find three well-proportioned bedrooms and a modern family bathroom. On the second floor, there are two more generous bedrooms along with a handy shower room.

Outside, the home enjoys a large, enclosed rear garden that's mainly laid to lawn and benefits from a sunny aspect – perfect for enjoying the warmer months.

Give us a call today to arrange your viewing of this lovely home – we'd love to show you around.





TOTAL FLOOR AREA: 1569 sq.ft. (145.7 sq.m.) approx.
 While every effort has been made to ensure the accuracy of the figures contained herein, measurements of plots, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should be used as a guide to the prospective purchaser. The services, fixtures and fittings shown hereon are for information only and no guarantee as to their availability or efficiency can be given.
 Made with HARPAS 12/23

- Chain-free semi-detached home
- Bright conservatory leading to the garden
- Ground floor shower room and separate W.C.
- Driveway with off-street parking
- Five good-sized bedrooms across three floors
- Generous kitchen with plenty of storage
- Modern family bathroom plus top floor shower room
- Large, sunny rear garden
- EPC Grade C
- Great location near St Albans City Station and city centre

