



Boling Brook, St. Albans, AL4 9NP

£700,000

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This beautifully presented four-bedroom family home has been thoughtfully extended and sits in a quiet, friendly cul-de-sac, just a short walk from some of St Albans' most sought-after schools.

It's in a great spot for easy access to the city centre and its excellent transport links, while also being close to the lovely green spaces of Heartwood Forest and Jersey Farm Woodland – perfect for weekend walks. You've also got handy local shops nearby for everyday essentials.

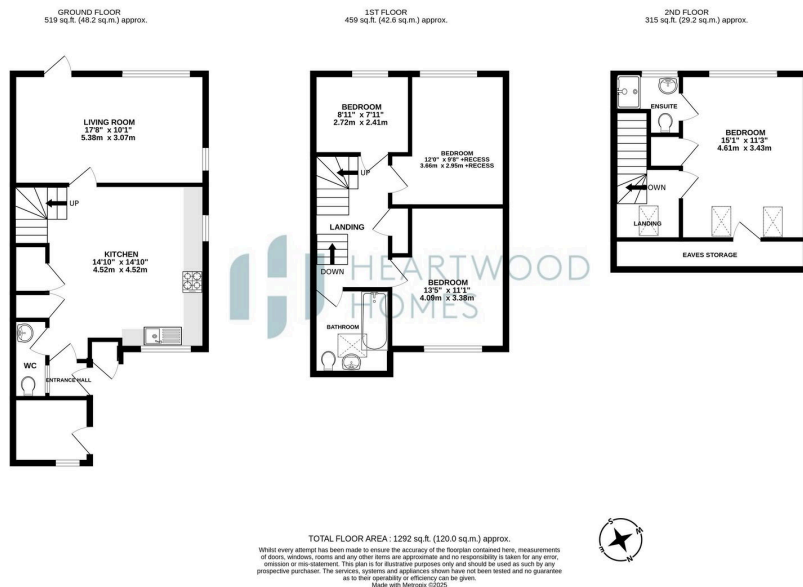
Inside, the home offers plenty of space and flexibility for modern family life. The welcoming entrance hall leads to a handy downstairs cloakroom. At the front of the house, the generous kitchen/dining room is a great social space – ideal for family meals or entertaining. At the back, you'll find a cosy living room that opens straight out to the garden.

Upstairs, there are three good-sized bedrooms and a modern family bathroom. The top floor has been converted to create a spacious and bright main bedroom, complete with a sleek en-suite shower room and plenty of built-in storage.

Outside, there's a large block-paved driveway offering off-street parking for several cars, and a well-kept, sunny garden at the back – perfect for relaxing or letting the kids run around.

Get in touch today to book your viewing – we'd love to show you around.





- Four-bedroom extended family home in a quiet cul-de-sac
- Easy access to St Albans City Centre and fantastic transport links
- Cosy rear living room with direct access to the garden
- Modern family bathroom and convenient downstairs cloakroom
- Sunny, enclosed rear garden – ideal for relaxing or play
- Great location for outstanding local schools and green spaces
- Spacious kitchen/dining room – perfect for family meals
- Bright and spacious top-floor main bedroom with en-suite and storage
- Large block-paved driveway with ample off-street parking
- EPC Grade C

