



HEARTWOOD
HOMES

Tippendell Lane, St. Albans, AL2 3HL

Offers Over £1,000,000

🛏 4 🍳 2 🚿 3



This deceptively spacious four/five-bedroom detached family home is tucked away on a quiet slip road, directly opposite the lovely open spaces of Greenwood Park – a brilliant spot for walks, playtime, or a game of tennis. It's a great location for families, with the highly sought-after Killigrew School within walking distance, and local favourites like Simmons bakery, The Three Hammers pub, and Gracey's Pizza (recently featured in The Times) just around the corner.

The home itself has been extensively modernised and offers flexible, light-filled living across three floors. Step into a welcoming entrance hall with a handy ground floor W.C., leading to an impressive 34ft dual-aspect lounge/diner that opens straight out onto the garden – perfect for relaxing or entertaining.

The open-plan kitchen and breakfast room is a real showstopper, flowing seamlessly into a bright and airy summer room that looks out over the beautifully landscaped rear garden. It's a fantastic space for everyday living and weekend get-togethers. There's also a versatile playroom or home office, and a partially converted garage currently set up as a home gym.

Upstairs on the first floor, you'll find three generous bedrooms, a smart family bathroom, and an additional study or fifth bedroom. The main bedroom includes plenty of built-in storage and a spacious en-suite.

The loft has been converted to offer a fantastic flexible space – ideal for a home office, extra bedroom, or second living room – complete with a vaulted ceiling and striking glass apex that brings in loads of natural light.

Outside, the front offers off-street parking for two cars, while the south-facing rear garden is private and beautifully maintained – perfect for a quiet cuppa or summer BBQ.

With easy access to the motorway, and just a short drive from St Albans city centre, this is a brilliant home in a superb location.





- Deceptively spacious 4/5 bedroom detached family home
- Quiet slip road setting with great local amenities nearby
- Open-plan kitchen/breakfast room leading to a sunny summer room
- Three generous bedrooms, study/bedroom five, and spacious main with en-suite
- South-facing landscaped garden and off-street parking for two cars
- Prime location opposite Greenwood Park and close to Killigrew School
- Stylishly modernised throughout with flexible living space over three floors
- Handy ground floor playroom or home office and part-converted garage ideal as a gym
- Loft conversion with vaulted ceiling – perfect for a bedroom or extra lounge
- EPC Grade C

