



HEARTWOOD
HOMES

Watling Street, St. Albans, AL1 2QG

Offers Over £1,250,000

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A beautifully presented and chain free detached family home set within an exclusive gated development on the ever-popular south side of St Albans. Located in the desirable St Stephens area, it's ideal for commuters thanks to easy motorway access and great transport links—and perfect for families too, with well-regarded schools nearby and the lovely Verulamium Park just a short stroll away. You're also within easy reach of St Albans city centre, with its brilliant mix of shops, pubs, and places to eat.

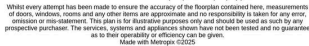
Inside, the home has been thoughtfully designed for modern family life. You're welcomed in through a charming storm porch into a generous entrance hall. Off to one side is a handy study—ideal for working from home—and opposite, a lovely bay-fronted dining room. There's a through floor lift, which makes this home ideal for anyone looking for easier access or planning to downsize. The rear of the house opens up into a bright and spacious living room, extended for extra space and filled with natural light, with doors leading out to the garden.

The open-plan kitchen/dining/family room is another standout space—airy and light-filled, with direct access to the garden, making it great for everyday family life or entertaining. There's also a separate utility room and potential to extend further (STPP) if you're looking to grow into the space.

Upstairs, the main bedroom is a real retreat with its own modern en-suite and built-in wardrobe. There are three more good-sized double bedrooms—one with another en-suite—plus a stylish family bathroom, offering plenty of room for everyone.

Outside, the home continues to shine. There's ample driveway parking, a generous garage, and a lovely mature garden that's been thoughtfully landscaped with different patio areas and plenty of established plants and trees. There's even a historic garden wall at the rear and a charming summer house—perfect for relaxing or enjoying a BBQ on a sunny afternoon.





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