



HEARTWOOD
HOMES

Wheat Close, Sandridge, St. Albans, AL4 9NN (

£350,000

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A lovely chain-free two-bedroom cluster home, perfectly tucked away in a quiet cul-de-sac right next to the beautiful Jersey Farm Woodland Park with beautiful walks right through to some lovely country pubs and Heartwood Forest. It's also just a short walk to the ever-popular Sandringham and Wheatfields Schools, making it a great spot for families.

You'll find handy shops and amenities nearby in Jersey Farm and The Quadrant, with even more to explore in St Albans City Centre, including the Thameslink station for direct trains to St Pancras International.

The home is approached via a front garden and a covered porch with a handy storage cupboard. Step inside to a modern open-plan kitchen, dining/living room with a breakfast bar – ideal for cooking, hosting, or just relaxing.

Upstairs, there is a double bedroom with built in storage, a second single bedroom and a modern bathroom, all nicely finished and ready to move into.

Outside, the generous front garden is perfect for summer BBQs or a spot of al fresco dining, and the property also comes with allocated parking.

This home is offered with potential to extend with planning permission approved Ref No 5/22/1945 and is expected to be popular – get in touch today to arrange your viewing!

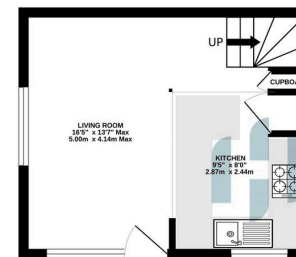




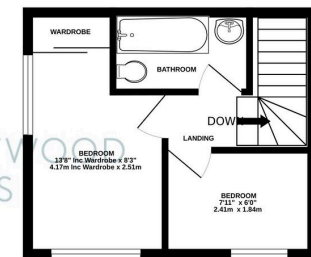
- Chain-free two-bedroom cluster home
- Tucked away in a quiet cul-de-sac
- Short walk to Sandringham & Wheatfields Schools
- Easy access to St Albans City Centre & Thameslink
- Generous front garden and allocated parking
- Potential to extend with planning approved Ref No 5/22/1945
- Next to Jersey Farm Woodland Park
- Close to Jersey Farm & The Quadrant shops
- Spacious open-plan kitchen/living area with breakfast bar
- EPC Grade D



GROUND FLOOR
233 sq.ft. (21.7 sq.m.) approx.



1ST FLOOR
233 sq.ft. (21.7 sq.m.) approx.



TOTAL FLOOR AREA: 466 sq.ft. (43.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with floorplan CSDS

