



Sunnydell, St. Albans, AL2 3HP

£810,000

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This well-sized four-bedroom detached family home is tucked away on a quiet road, right opposite the open green spaces of Greenwood Park – perfect for weekend strolls, kids’ adventures, or even a game of tennis. It’s a great spot for families, with the ever-popular Killigrew School just a short walk away, and local gems like Simmons bakery, The Three Hammers pub, and Gracey’s Pizza (as seen in The Times) just around the corner.

Inside, the home offers plenty of potential to extend (subject to the usual permissions) and already boasts bright and flexible living space. Step through the front door into a welcoming entrance hall, with a handy downstairs WC and access to the garage – ideal for conversion into a playroom, home office, or gym.

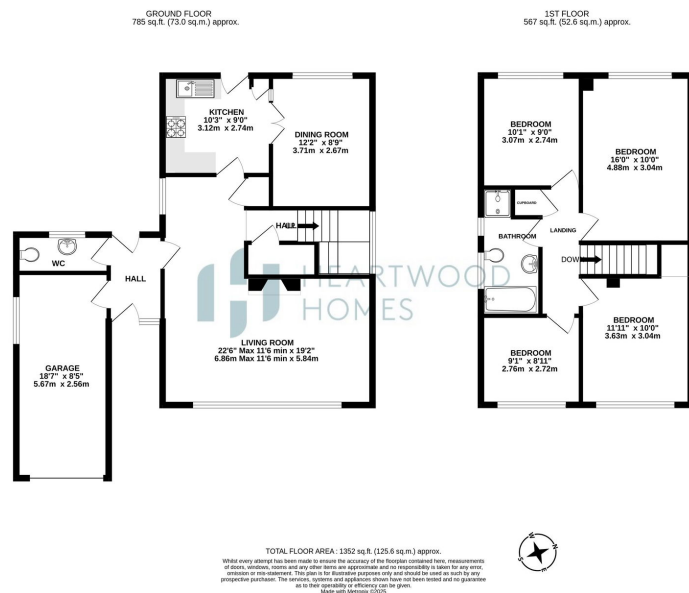
At the front, there’s a generous living room, while to the rear, you’ll find a fitted kitchen with direct access to the garden, and a separate dining room – a lovely spot for family meals or entertaining.

Upstairs, there are four well-proportioned bedrooms and a spacious family bathroom.

Outside, there’s off-street parking at the front, and a beautifully kept, private rear garden with a sunny aspect – ideal for morning coffees or summer BBQs.

With quick links to the M25/M1 and just a short drive from St Albans city centre, this is a brilliant family home in a really lovely location.





- Four-bedroom detached family home in a peaceful residential road
- Within walking distance of the highly regarded Killigrew School
- Spacious and flexible layout with potential to extend (STPP)
- Handy downstairs W.C. and internal access to garage – ideal for conversion
- Off-street parking and great transport links, with easy access to the M25/M1 and close to St Albans city centre
- Directly opposite the lovely open spaces of Greenwood Park – great for walks, play, local favourites nearby including Simmons bakery, The Three Hammers pub & Brightly's Pizzeria
- Brightly's Pizzeria to the front, plus a separate dining room at the rear
- Private, well-kept rear garden with sunny aspect – perfect for relaxing or entertaining
- EPC Grade C

