



HEARTWOOD
HOMES

Roestock Lane, Colney Heath, St. Albans, AL4 0QN

Guide Price £800,000

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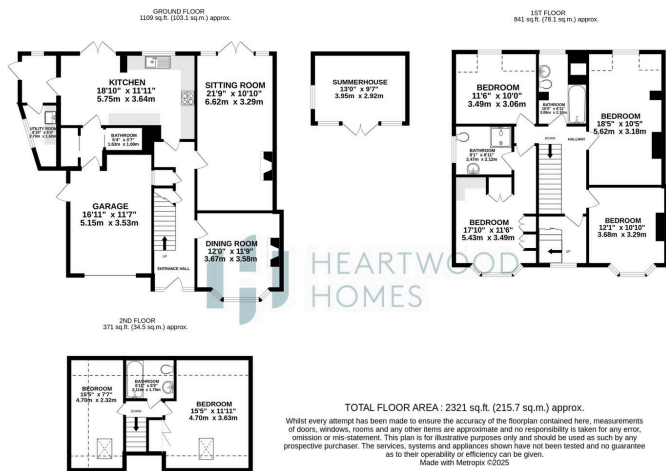
Set on a generous plot with beautiful countryside views, this well-presented and thoughtfully extended four/five bedroom semi-detached family home offers versatile living space arranged over three floors.

The ground floor features two welcoming reception rooms, a bright and spacious kitchen/breakfast room ideal for family life, and a convenient downstairs cloakroom and utility area. Upstairs, the principal bedroom enjoys its own en-suite shower room, complemented by further well-proportioned bedrooms and family facilities. The flexible layout makes the property perfectly suited for growing families or those seeking a home office or guest room.

Externally, the house is enhanced by attractive rear gardens, providing a peaceful setting for outdoor entertaining and relaxation.

Located in the desirable village of Colney Heath, the property enjoys a semi-rural feel while being within easy reach of St Albans and Hatfield, both offering a wide range of shopping, dining, and leisure amenities. Excellent road and motorway connections are close by, ensuring superb commuter links.





- Spacious four/five-bedroom semi-detached family home arranged over three floors
- Two welcoming reception rooms on the ground floor
- Convenient downstairs cloakroom and separate utility area
- Additional well-proportioned bedrooms and family bathroom facilities
- Peaceful rear garden offering space for outdoor entertaining and relaxation
- Generous plot with attractive gardens and beautiful countryside views
- Bright and airy kitchen/breakfast room, perfect for family living
- Principal bedroom with private en-suite shower room
- Flexible layout, ideal for growing families, home office, or guest accommodation
- EPC Grade C

