



HEARTWOOD  
HOMES



# Meadowcroft, St. Albans, AL1 1UF

£750,000

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A spacious and versatile family home, set in the sought-after Meadowcroft area on the south east side of St Albans.

This quiet and well-established location is popular with families, thanks to its strong sense of community, highly regarded local schools, and excellent transport links. With easy access to major motorways and the mainline station, offering direct trains into central London. It's also a convenient spot for commuters. The city centre, with its wide mix of shops, restaurants, and leisure facilities, is only a short drive away.

Inside, the ground floor has been thoughtfully designed for modern family life. The stylish kitchen flows into a pleasant dining area, perfect for everyday meals or entertaining friends. From here, step into the spacious rear living room where large patio doors open directly onto the garden, creating a lovely connection between indoors and out while filling the space with natural light. A handy downstairs WC completes the layout.

The converted garage now serves as a smart home office, a private and practical space that's ideal for working from home.

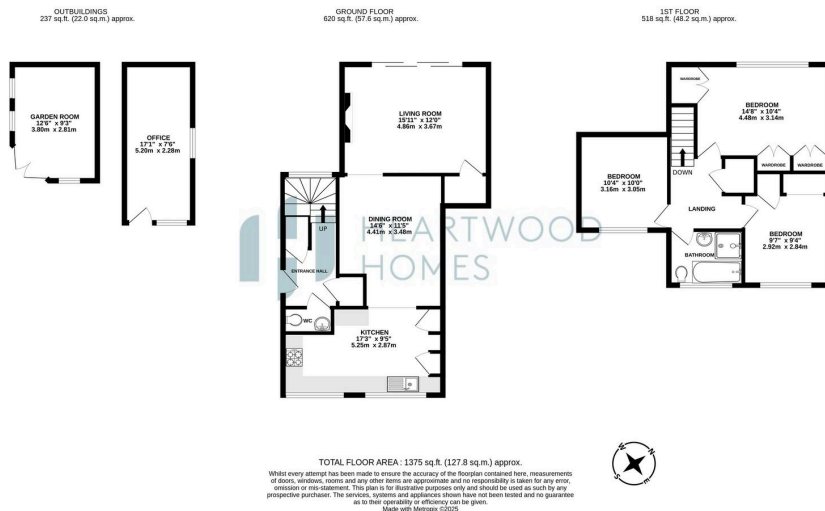
Upstairs, you'll find three generous double bedrooms, each offering plenty of space for furniture and storage, along with a well-presented family bathroom. Whether you need room for a growing household or simply appreciate a bit of extra space, this home delivers on both comfort and functionality.

The rear garden is a real standout feature. Designed to be low-maintenance, it offers a peaceful retreat with a summer house, BBQ area, and a cosy seating spot, perfect for relaxed summer evenings with family and friends. At the front, a lawned area and driveway provide off-street parking.

This is a home that combines space, style, and an excellent location, ready for its next family to simply move in and enjoy.







- Spacious 3-bedroom family home, just a short distance from city centre and London
- Modern kitchen flowing into a bright dining area
- Quiet and well-established location popular with families, close to schools.
- Large rear living room with patio doors to the garden
- Handy downstairs WC for convenience
- Three generous double bedrooms with plenty of space
- Front lawn and driveway providing off-street parking,
- Converted garage serving as a private home office with storage
- Low-maintenance rear garden with summer house, BBQ area, and seating space
- EPC Grade D

