



HEARTWOOD
HOMES

Spencer Gate, St. Albans, AL1 4AD

£1,200,000

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Tucked away in a quiet and highly sought after cul de sac, this attractive detached period family home enjoys a wonderful position backing directly onto Bernards Heath Woodland. It is easy to picture relaxed weekends here, stepping straight out for woodland walks, wandering down to the open green space at Bernard's Heath, or popping into the local coffee shop. The property also falls within the priority area for popular local schools, making it a great choice for families.

Despite the peaceful setting, St Albans City Centre is close at hand, offering a great mix of shops, restaurants and everyday amenities. The mainline station is also within easy reach, providing direct links into London and making commuting straightforward.

Offered chain free and rarely available, the house now needs some care and imagination, but this brings with it fantastic potential to extend and improve, subject to the usual planning permissions. The existing accommodation is already generous and filled with natural light. You are welcomed into an entrance hall which leads through to a large dual aspect living room, perfect for family time. There is also a separate dining room and a kitchen breakfast room that opens onto the rear garden, along with a ground floor WC.

Upstairs, the first floor offers three well proportioned bedrooms and a family bathroom, all accessed from the landing.

Outside, the front garden adds to the home's kerb appeal, while side access leads to a mature and impressively sized rear garden that backs directly onto the woodland, creating a lovely sense of privacy and greenery. Parking and a garage complete the picture.

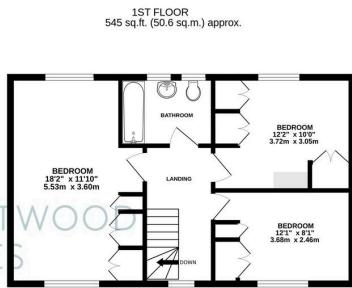
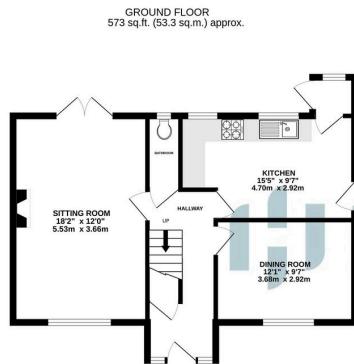
A home with real character, space and potential, set in a location that is hard to beat.



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GROUND FLOOR
573 sq.ft. (53.3 sq.m.) approx.
1ST FLOOR
545 sq.ft. (50.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 dimensions shown are not to scale and have not been tested and no guarantee is given as to their operability or efficiency can be given.
Made with Metricsoft 2020



- Chain free detached period family home
- Quiet and highly sought after residential cul de sac
- Directly backing onto Bernards Heath Woodland
- Close to open green space, woodland walks and a local coffee shop
- Within priority area for popular local schools
- Easy access to St Albans City Centre and mainline station to London
- Large mature rear garden with a lovely outlook
- ~~Bedding and family~~ excellent potential to extend subject to planning
- EPC Grade Awaited

Energy Efficiency Rating

Very energy efficient - lower running costs



Not energy efficient - higher running costs