HEARTWOOD
HOMES

Wynchlands Crescent, St. Albans, AL4 0XW

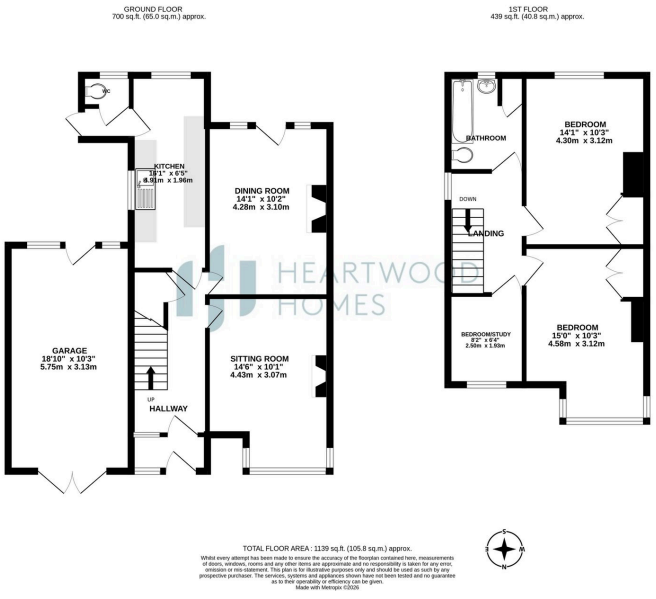
Offers Over £700,000

3 1 2

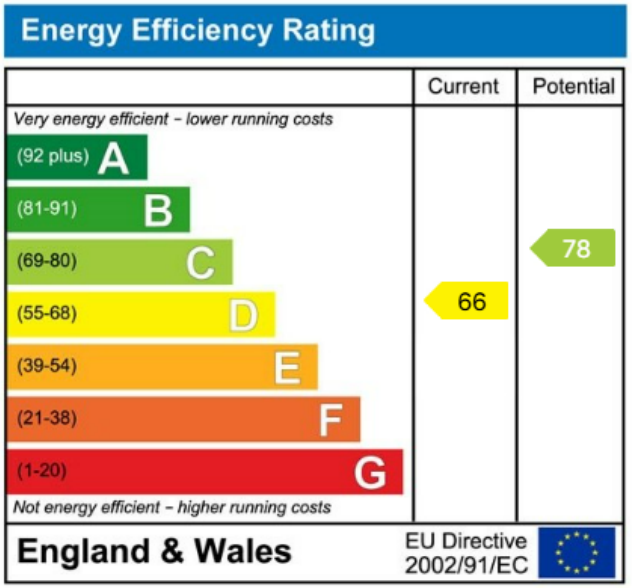
Set within a peaceful family-friendly cul de sac, this charming chain free 1930s semi-detached home presents an exciting opportunity to create a wonderful long-term home. Requiring full renovation, it offers generous living space, a fantastic plot and excellent potential to extend to the side and rear, subject to the necessary planning permissions.

Chain free and requiring updating, within easy reach of Beaumont and Oakwood Schools , situated amongst many other families in this quiet cul-de-sac with local shops and family pub literally on your downstep at the ends of the cul-de-sac and a great bus route serving both St Albans and Hatfield stations with frequent services into London. A short walk to the Longacres Park, Alban Way and at the bottom of the cul-de-sac are the woods of Oaklands College where you can stroll through at weekends and see the animals in the fields. Offering character, a generous plot, a sought-after location and enormous scope to modernise and personalise, this is a rare opportunity to create a home that can adapt to your family's needs for many years to come.

The ground floor comprises of a porch leading to a welcoming entrance hall with a separate dinning room, kitchen and lounge all leading off the hall. Off the galley kitchen is a lobby and downstairs wc. There is currently direct access to the garden from the lounge and lobby. There is potential for the kitchen to be extended to create a large kitchen, larder and utility rooms off the kitchen with bifold doors out into the garden.
On the first floor is two double bedrooms, bathroom, a third smaller bedroom, bathroom, with the potential to extend the 3rd bedroom over the garage and also create a fourth bedroom over the garage with ensuite or extend up into the loft to create the fourth/fifth bedroom and ensuite, creating a potential home of approx 150 square metres subject to planning permission.
The large garage / workshop and outdoor space makes this a great opportunity to extend the family living and potentially increase the bedrooms from 3 to 5 (SSTP) whilst retaining a large south facing



- Chain Free
- Three Bedrooms
- South Facing Large Garden
- Beaumont School 0.4 miles
- Local amenities close by
- Two spacious reception rooms
- Offering Potential to Extend (STPP)
- Ground Floor WC
- Oakwood School 0.8 miles
- EPC Grade D



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