



HEARTWOOD
HOMES

Cavan Drive, St. Albans, AL3 6HR

£800,000

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Set in the sought after road Cavan Drive in the popular New Greens area of St Albans, this extended and beautifully presented semi-detached family home offers generous living space, a stylish finish and a lovely balance of everyday practicality and relaxed entertaining.

The welcoming entrance hall leads through to a cosy front sitting room, providing a comfortable space to unwind at the end of the day. To the rear, the impressive kitchen, dining and family room is undoubtedly the heart of the home. Finished with contemporary units, stone worktops and plenty of workspace, this light-filled room features full-width bifold doors opening directly onto the garden, creating a wonderful connection between inside and out.

There is plenty of additional space to make family life easier, including a large utility room, ground floor WC, useful storage rooms and a dedicated home office, ideal for working remotely.

Upstairs, there are three generous, well-proportioned bedrooms that are served by a smart, modern family bathroom.

Outside, the property offers ample off-street parking to the front, with side access leading through the garage and utility area to the rear garden. Landscaped for easy enjoyment, the garden features a generous patio and level artificial lawn, providing plenty of room for children to play, summer barbecues or catching up with friends. A detached garden room adds another valuable dimension to the property, offering a flexible space for a home office, gym or games room.

The location is ideal for family life, with well-regarded local schools, a good choice of nearby shops and the many restaurants, pubs and independent shops of St Albans city centre all within easy reach. For commuters, St Albans City station provides direct services to London St Pancras.

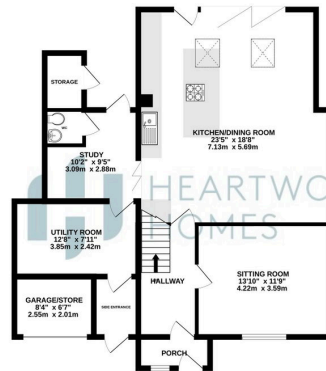
With its generous accommodation, versatile work and leisure spaces



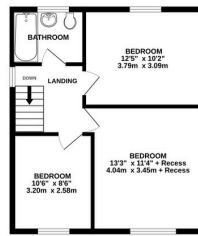
OUTSIDE SPACE
133 sq ft (12.3 sq m) approx.



GROUND FLOOR
882 sq ft (81.2 sq m) approx.



FIRST FLOOR
482 sq ft (44.7 sq m) approx.



TOTAL FLOOR AREA: 1567 sq ft (145.6 sq m) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained here, 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 for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metreplex (02026)



- Extended and well-presented semi-detached family home in New Greens, St Albans
- Full-width bifold doors opening onto the landscaped rear garden, separate front garden
- Modern family bathroom, space for relax WC and generous utility room
- Landscaped garden with generous patio and easy-care artificial lawn
- Ample off-street parking, with local schools, shops, the city centre and St Albans City station nearby
- Spacious kitchen, dining and family room with contemporary units and stone worktops
- Three well-proportioned bedrooms, including a principal bedroom with built-in wardrobe
- Dedicated home office, ideal for working from home
- Detached garden room, perfect for a gym, games room or additional workspace

