



HEARTWOOD
HOMES

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The Leys, St. Albans, AL4 9HD

£550,000

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A chain free, thoughtfully extended and recently refurbished three double bedroom family home, tucked away in a quiet cul-de-sac right in the heart of the ever-popular Jersey Farm area of St Albans.

This lovely home perfectly blends modern comfort with everyday practicality. The bright, open layout makes family life easy and social, whether you're hosting friends or enjoying a relaxed Sunday morning together. You're just a short stroll from highly regarded local schools, handy shops, cafés, and beautiful green spaces including Jersey Farm Woodland Park and Heartwood Forest – perfect for dog walks, bike rides or weekend adventures.

Step through the entrance hall and you'll instantly feel at home. Arranged over three floors, the space feels wonderfully open and light, with generous proportions and a calm, contemporary feel throughout.

The stylish lounge offers a cosy spot to unwind, while the impressive kitchen/dining/family room at the rear is the real heart of the home. With sleek modern units, a welcoming breakfast bar and vaulted ceilings with skylights that flood the space with natural light, it's a fantastic area for cooking, eating and catching up at the end of the day.

Upstairs, there are two generous bedrooms and a modern family bathroom, while the top floor is home to a lovely main bedroom complete with its own en suite – a quiet retreat after a busy day.

Outside, the landscaped rear garden is made for relaxed living, with a large patio that's perfect for summer BBQs, family time or simply enjoying a glass of wine in the evening sun. There's also the added benefit of an allocated parking space.

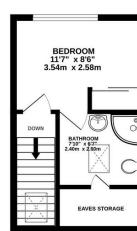
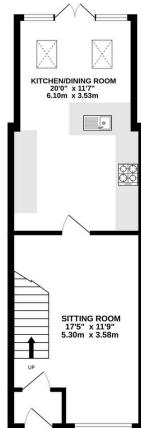
If you're looking for a beautifully finished home in a friendly community with everything close by, this one is well worth a look – get in touch to arrange your viewing.



GROUND FLOOR
419 sq ft (38.6 sq m) approx.

1ST FLOOR
200 sq ft (19.7 sq m) approx.

2ND FLOOR
223 sq ft (20.7 sq m) approx.



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TOTAL FLOOR AREA: 963 sq ft (89.4 sq m) approx.
Whilst every care has been made to ensure the accuracy of the floorplan contained here, measurements and dimensions are approximate. The floorplan is for illustrative purposes only and should be used as such by any prospective purchaser. The floorplan is not to scale and applications should be made to the vendor or his agent.
Made with Metrum 2025.



- Chain free and ready to move straight into
- Bright and open layout ideal for modern family living and entertaining
- Contemporary lounge offering a calm and comfortable space to relax
- Beautifully landscaped rear garden with large patio – perfect for BBQs and family
- Quiet cul-de-sac location close to schools, shops, cafés and green spaces
- Three double bedrooms arranged over three spacious floors
- Stylish kitchen/dining/family room with vaulted ceilings, skylights and a breakfast bar
- Top-floor main bedroom with its own en suite shower room
- Quiet cul-de-sac location close to schools, shops, cafés and green spaces
- EPC Grade C

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient – lower running costs</i>		
(92 plus) A		
(81-91) B		89
(69-80) C	78	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient – higher running costs</i>		
England & Wales		EU Directive 2002/91/EC