

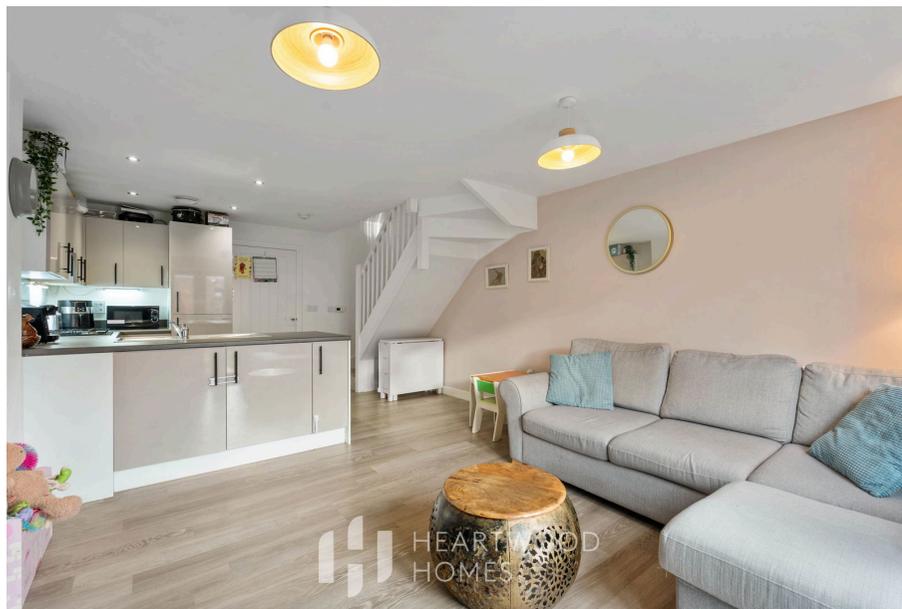


HEARTWOOD
HOMES

Kestrel Way, St Albans, AL4 0NT

£540,000

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A deceptively spacious, two bedroom modern home, perfectly placed for everyday family life and close to some highly sought after local schools. Everything you need is close by, with shops, cafés and leisure facilities at the Quadrant shopping precinct just a short walk away, while the buzz of St Albans city centre is easily reached for evenings out, markets and train links.

Step inside and you are welcomed by a bright entrance hallway with handy storage and a downstairs W.C, ideal for busy mornings. The heart of the home is the kitchen dining room, a great space for cooking, chatting and entertaining friends, with doors opening straight out to the garden so indoor and outdoor living flow beautifully.

Upstairs, there are two generous double bedrooms, both offering plenty of space to relax and unwind, along with a well sized, modern bathroom.

Outside, the home continues to impress with a neat front garden and a fantastic enclosed rear garden enjoying a sunny aspect. With a patio and lawn, it is perfect for summer barbecues, children playing or simply enjoying a quiet coffee outdoors. There is also the added bonus of an allocated parking space.

Offered with the reassurance of a new build warranty, this is a home that is ready to move straight into and enjoy. Homes like this are always popular, so we would recommend booking your viewing sooner rather than later.





TOTAL FLOOR AREA: 667 sq.ft. (61.9 sq.m.) approx.
While every effort has been made to ensure the accuracy of the figures contained here, measurements of areas, volumes, heights and other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should be used in conjunction with the contract. Figures are approximate. Measurements have not been taken and no guarantee is made as to their accuracy.



- New build warranty
- Close to popular local schools
- Easy access to shops and St Albans city centre
- Kitchen dining room ideal for entertaining
- Bright and welcoming entrance hall
- Two generous double bedrooms
- Attractive bathroom
- Sunny, enclosed rear garden
- Allocated parking space
- EPC Grade C



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		97
(81-91) B	83	
(69-80) C		
(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	



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