



HEARTWOOD
HOMES

Laybrook, St. Albans, AL4 9NJ

Guide Price £300,000

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Tucked away in a peaceful and well connected residential area, this charming two bedroom maisonette offers an ideal opportunity for first time buyers, downsizers, or investors alike.

The property welcomes you with a bright and airy living/ kitchen space, perfect for relaxing or entertaining guests. The modern fitted kitchen provides ample storage for everyday living. Both bedrooms are generously sized, offering comfortable accommodation and flexibility for a home office or guest room if desired.

One of the standout features of this home is the convenience of allocated parking, ensuring stress-free arrivals and added peace of mind. The maisonette also benefits from its own private entrance, giving it a more independent, house-like feel.

Situated within easy reach of local amenities, green spaces, and excellent transport links, this property combines the best of suburban tranquillity with accessibility to the city centre.

A fantastic opportunity to secure a well-presented home in a sought-after location—early viewing is highly recommended.



GROUND FLOOR
66 sq.ft. (6.1 sq.m.) approx.

1ST FLOOR
503 sq.ft. (46.5 sq.m.) approx.



TOTAL FLOOR AREA: 567 sq.ft. (52.7 sq.m.) approx.
While every effort has been made to ensure the accuracy of the floorplan information, measurement of plots, dimensions, areas and any other data 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 property. The services, fixtures and fittings shown have not been tested and no guarantee as to their quantity or efficiency can be given. [View our Energy Guide](#)



- Located in a quiet and well-connected residential area
- Bright and spacious living area, perfect for relaxing or entertaining
- Two generously sized bedrooms offering flexible living options
- Off street parking for added convenience and peace of mind
- Excellent transport links providing easy access to the city centre
- Two-bedroom maisonette ideal for first-time buyers, downsizers, or investors
- Well-proportioned kitchen with ample storage
- Within close proximity of outstanding local schools
- Close to local amenities, green spaces, and everyday essentials
- EPC Grade D

