



# Shared Ownership – Kestrel Way, St Albans, AL4 0NT

£270,000

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A deceptively spacious 50% shared ownership (£832.92 PCM Rent), 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.

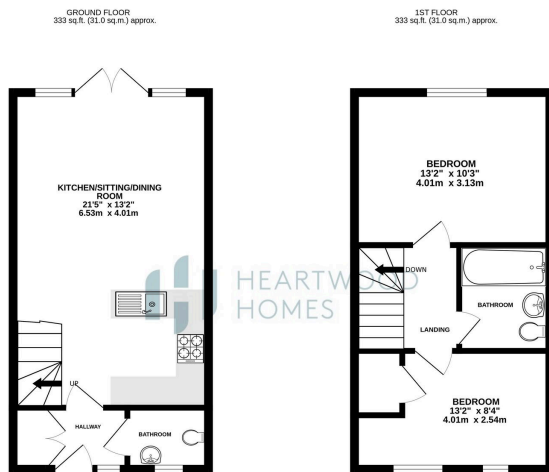
Step inside and you are welcomed by a bright entrance hallway with handy storage and a downstairs W.C, ideal for busy mornings. The heart of the home is the kitchen dining room, a great space for cooking, chatting and entertaining friends, with doors opening straight out to the garden so indoor and outdoor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

Whilst every effort is made to ensure the accuracy of the floorplans, measurements of areas, volumes, capacity and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. The plans are for guidance purposes only and should be used as a guide to the prospective purchaser. The services, fixtures and fittings shown have not been tested and no guarantee is given as to their condition or efficiency. See the sales particulars for further details.



- Share Ownership 50% (£832.92 PCM Rent)
- Close to popular local schools
- Kitchen dining room ideal for entertaining
- Two generous double bedrooms
- Allocated parking space
- New build warranty
- Easy access to shops and St Albans city centre
- Bright and welcoming entrance hall
- Sunny, enclosed rear garden
- EPC Grade C

