

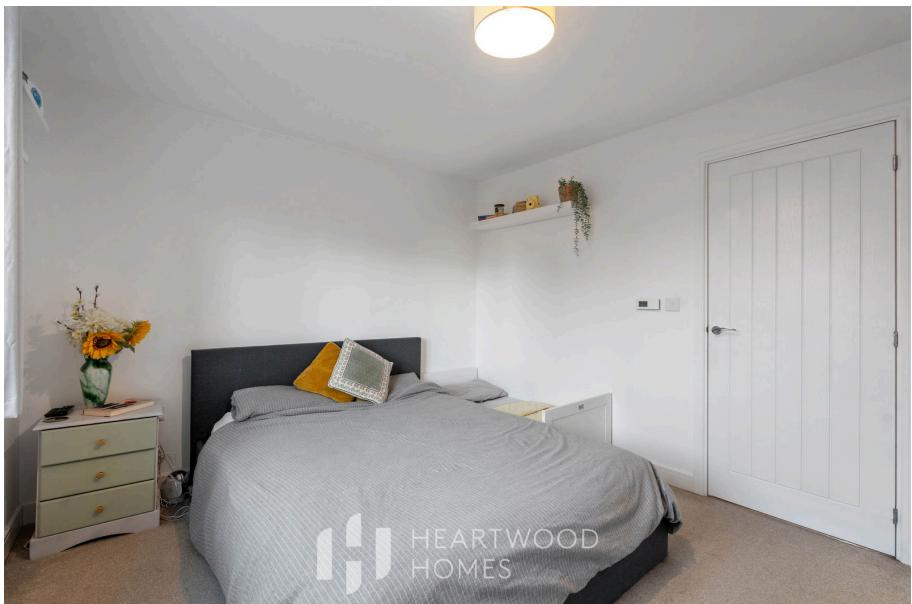


HEARTWOOD
HOMES

Shared Ownership - Kestrel Way, St Albans, AL4 0NT

£270,000

2 1 1



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.

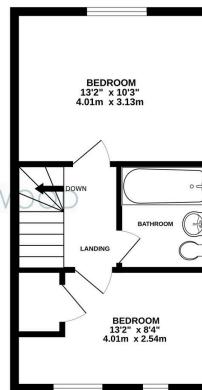


GROUND FLOOR
333 sq.ft. (31.0 sq.m.) approx.

1ST FLOOR
333 sq.ft. (31.0 sq.m.) approx.



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TOTAL FLOOR AREA: 667 sq.ft. (61.9 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of rooms and other areas are approximate. These floorplans are for illustrative purposes only and should be used as such by any prospective purchaser or tenant. It is the responsibility of the purchaser or tenant to have an independent survey carried out and to make a full inspection of the property before purchase or tenancy is agreed.



- 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



Energy Efficiency Rating

