

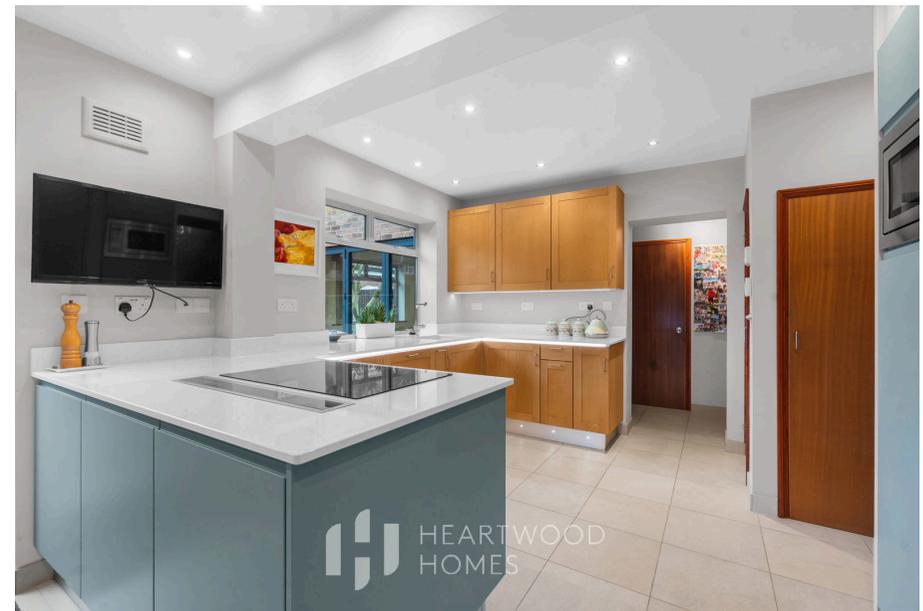


HEARTWOOD  
HOMES

# Blenkin Close, St. Albans, AL3 6EB

Offers Over £800,000

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Tucked away in a sought-after cul de sac in the New Greens area of St Albans, this fantastic size semi-detached home offers the perfect balance of space, style and location. You are within easy reach of well-regarded local schools, a great mix of nearby shops and just a short distance from the vibrant city centre, with its buzzing restaurants, pubs and independent stores. Commuters will also appreciate the excellent transport links, including the mainline station with direct trains into London St Pancras.

From the moment you step through the storm porch into the bright entrance hall, the home feels welcoming and thoughtfully laid out. At the front, the sitting room is a cosy retreat, ideal for quieter evenings or a peaceful spot to unwind.

The real heart of the home is the impressive kitchen and breakfast room. Modern, stylish and beautifully practical, it features sleek units, stone worktops and generous workspace. A large window and double doors flood the room with natural light and open directly onto the garden, making everyday family life and entertaining effortless. It is a space where everyone will naturally gather.

There is also a large utility room, a useful ground floor WC and a fitted office to the front, perfect for home working. A further dual aspect reception room overlooking the garden offers fantastic flexibility, whether you need a second sitting room, playroom or a relaxed teenage den.

Upstairs, the principal bedroom feels like a true sanctuary, complete with a spacious walk-in wardrobe and a substantial ensuite. Three further well-proportioned bedrooms are served by a smart and modern family bathroom, making this a home that can comfortably grow with you.

Outside, there is off-street parking to the front with gated side access leading to the rear garden and garage. The garage offers exciting potential to convert into a summer house, gym or games room if desired. The rear garden is a real highlight, beautifully landscaped





TOTAL FLOOR AREA: 1912 sq ft (177.6 sq m) approx.  
While every effort has been made to ensure the accuracy of the description contained herein, measurements of dimensions, fixtures and fittings are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for guidance purposes only and should be used in conjunction with the prospective purchaser. The services, systems and appliances shown here have been listed and no guarantee is made with regards to their operation or efficiency can be given.



- Sought-after cul de sac location in the New Greens area of St Albans
- Bright sitting room to the front plus versatile second reception room
- Separate utility room, ground floor WC and fitted home office
- Three further well-proportioned bedrooms and smart family bathroom
- Beautifully landscaped rear garden with patio, lawn and detached outbuilding
- Spacious semi-detached home with excellent family-friendly layout
- Impressive modern kitchen and breakfast room with stone worktops
- Principal bedroom with walk-in wardrobe and generous ensuite
- Off-street parking, garage with potential to convert, and gated side access
- EPC Grade Awaited

