



HEARTWOOD
HOMES

Roestock Gardens, Colney Heath, St. Albans, AL4 0QJ

£650,000

3 1 1



Tucked away in a peaceful cul de sac in the welcoming village of Colney Heath, just moments from St Albans, this three-bedroom semi-detached home strikes a lovely balance between countryside calm and everyday convenience. With scenic walks close by and excellent transport links within easy reach, it's a setting that makes both busy mornings and relaxed weekends feel that bit easier.

Arriving home, the generous block driveway offers plenty of space for visiting friends and family, setting a practical tone from the outset. Step inside and you're greeted by a bright, airy hallway, with a useful ground floor shower room nearby, ideal for busy households or when guests come to stay.

At the heart of the home is a beautifully open plan kitchen, living and dining space designed for modern family life. A large central island naturally becomes the hub of the home, whether it's morning coffees, homework time or catching up at the end of the day. With the added benefit of underfloor heating and full-width bi-fold doors open out to the garden, making it easy to flow outside in the warmer months, while still creating a cosy, sociable space when closed.

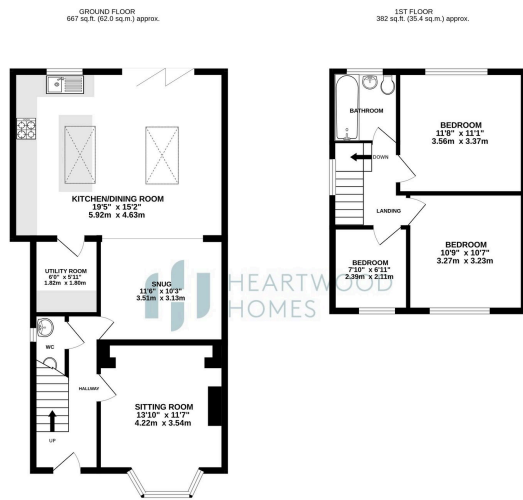
There's also a separate snug, offering flexibility for whatever life needs, from a playroom or home office to a quiet spot to unwind in the evening. To the front, a charming bay-fronted living room provides a more traditional retreat, perfect for relaxed evenings.

Practical touches have been thoughtfully included, with a utility room and an additional WC helping to keep day-to-day life running smoothly.

Upstairs, three well-proportioned bedrooms offer comfortable spaces to switch off and recharge, alongside a modern family bathroom designed with both style and function in mind.

Outside, the garden feels like a private escape. With mature planting, space for summer BBQs and plenty of room for children to play, it's a place to enjoy throughout the seasons, whether entertaining or





- Peaceful cul de sac setting in the village of Colney Heath, close to St Albans
- Bright open plan kitchen, living and dining space with central island
- Bay-fronted living room to the front of the home
- Three-bedroom semi-detached home with a well-balanced layout
- Full-width bi-fold doors opening onto the rear garden
- Ground floor WC and separate utility room
- Private rear garden with mature planting and space for entertaining
- EPC Grade D
- Generous block-paved driveway with ample off-street parking
- Convenient access to countryside walks, local amenities and transport links into London

