



HEARTWOOD  
HOMES

# Ardens Way, St. Albans, AL4 9UQ

£767,000

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Set on an impressive plot in the heart of Marshalswick, this spacious four bedroom semi detached home offers generous living, a large garden and exciting scope to extend, subject to planning permission. It is a home that already works beautifully for family life, with the added bonus of room to grow in the years ahead.

The location is ideal for busy households. Well regarded local schools are close by, and the shops and everyday essentials at The Quadrant are just moments away. The historic city centre of St Albans offers cafés, markets and restaurants for relaxed weekends, while the mainline station provides direct access into London for commuters.

Step inside and the sense of space is immediate. A wide entrance hall sets the tone and leads to a useful ground floor W.C. The bright kitchen flows through to a dual aspect dining room with direct access to the garden, creating a natural hub for family meals and catching up at the end of the day. The generous living room is filled with natural light and enjoys lovely views over the rear garden, with doors opening straight out to the patio, perfect for summer evenings and easy indoor outdoor living.

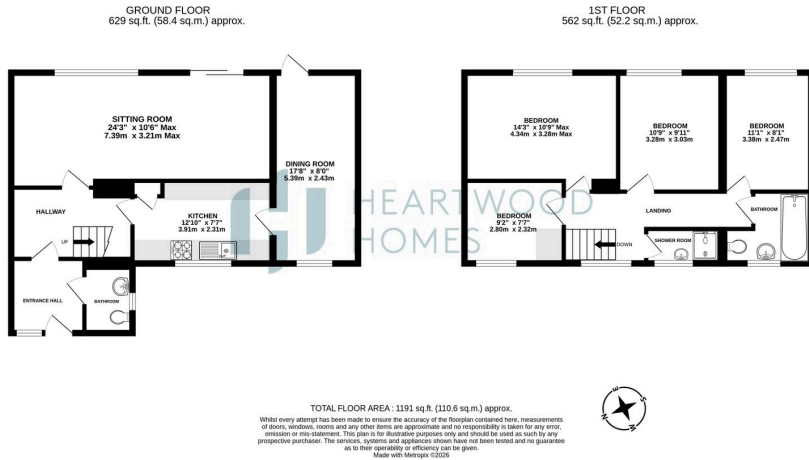
Upstairs, a spacious landing with plenty of natural light leads to four well proportioned bedrooms, offering flexibility for growing families, guest space or working from home. A smart family bathroom and an additional shower room make busy mornings that much easier.

Outside, the property continues to impress. The front driveway provides ample off street parking. To the rear, the large landscaped garden is a real highlight, with a generous patio area and two useful sheds. It is a brilliant space for children to play, for hosting friends and family, or simply relaxing at the end of the day.

Already a substantial home, with excellent potential to extend subject to planning permission, this is a property that can adapt as your family's needs change over time.

Early viewing is highly recommended.





- Spacious four bedroom semi detached family home
- Close to highly regarded local schooling
- Set on a generous plot with potential to extend STPP
- Moments from shops and amenities at The Quadrant
- Bright kitchen leading to dual aspect dining room
- Generous living room with direct access to the garden
- Family bathroom plus additional shower room
- Large landscaped rear garden with patio and two sheds
- Driveway providing ample off street parking
- EPC Grade C

