

HEARTWOOD HOMES

Wheat Close, Sandridge, St. Albans, AL4 9NN

Offers Over £500,000

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A lovely three-bedroom home in a great family location, close to Jersey Farm Woodland Park, local schools and the green spaces that make this part of St Albans such an enjoyable place to live.

Step outside and you have plenty of opportunities to enjoy the outdoors, with Jersey Farm Woodland Park just a short distance away. The park provides a lovely setting for a morning walk, taking the children out for some fresh air or heading further afield towards Heartwood Forest and some of the country pubs along the way. For families, Sandringham and Wheatfields Schools are also within easy walking distance, making the school run a little simpler.

Everyday shopping is well catered for too, with local shops and amenities available around Jersey Farm and The Quadrant. When you fancy more choice, St Albans city centre is easily reached, offering an excellent mix of shops, cafés, restaurants, bars and historic streets, while the mainline station provides direct Thameslink services into St Pancras International.

Inside, the accommodation is well planned and gives you plenty of space to enjoy day-to-day life. The entrance hallway leads into a generous open plan living and dining room. This is a great space for relaxing together, entertaining friends or simply spreading out at the end of the day. Double doors open through to a lean-to conservatory, creating another useful space and providing a natural connection with the rear garden.

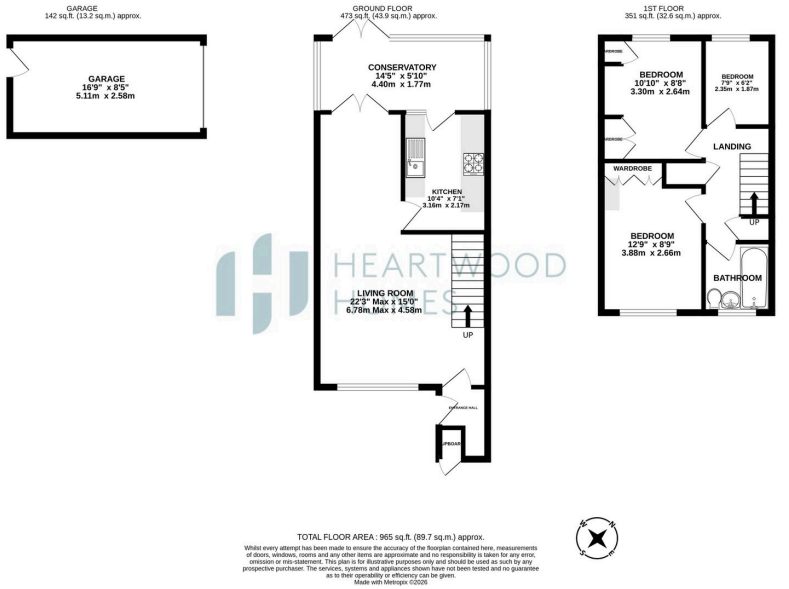
The modern kitchen sits alongside the main living accommodation and provides a practical space for preparing everything from quick weekday meals to relaxed family dinners.

Upstairs, there are three well-proportioned bedrooms, giving you flexibility for family life, working from home or having somewhere for guests to stay. The attractive family bathroom completes the first floor.

Outside, the front garden adds to the property's appeal, while the

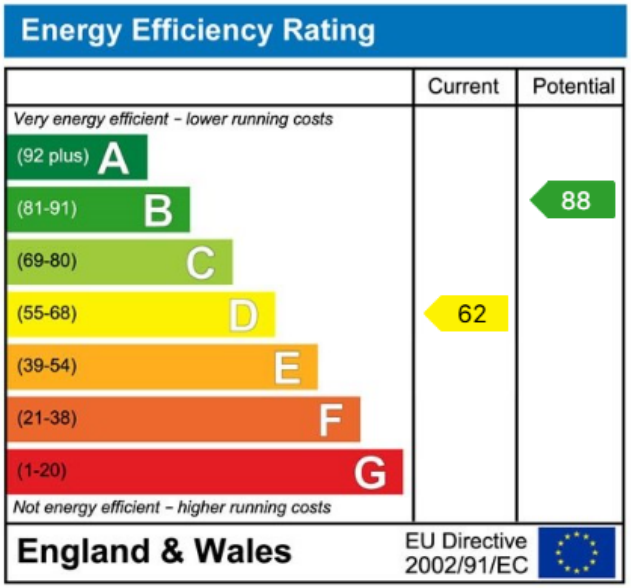






- Three-bedroom family home in a popular Jersey Farm location
- Easy access to Heartwood Forest and surrounding countryside
- Spacious open plan living and dining room for everyday family life
- Modern kitchen with practical everyday accommodation
- Enclosed rear garden plus front garden and garage
- Jersey Farm Woodland Park is close by for walks and outdoor time
- Within walking distance of Sandringham and Wheatfields Schools
- Lean-to conservatory with direct access to the rear garden
- Three well-proportioned bedrooms and attractive family bathroom
- EPC Grade D





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