

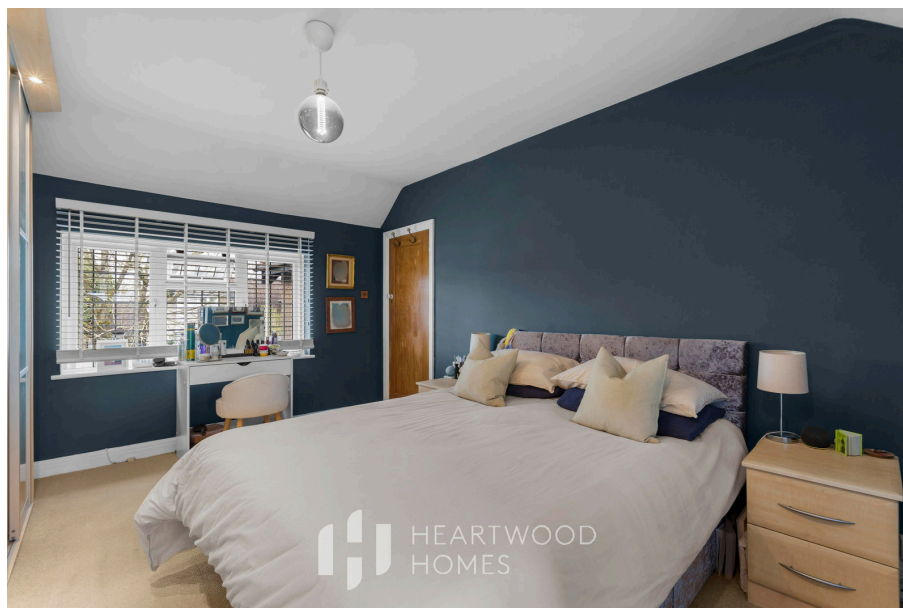


HEARTWOOD
HOMES

Hazelwood Drive, St. Albans, AL4 0UW

Offers Over £950,000

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Set along the tree-lined Hazelwood Drive, this beautifully extended 1930s home offers a wonderful balance of character, space and modern family living.

It's a location that makes day-to-day life easy. Highly regarded schools including Beaumont School and Oakwood Primary School are close by, with local shops just around the corner. For commuters, the mainline station is around 1.2 miles away, offering fast connections into London, while the vibrant city centre of St Albans is within easy reach for weekends spent exploring cafés, restaurants and green spaces.

Inside, the home has been thoughtfully designed for modern family life. A welcoming entrance hall sets the tone, leading through to a bright and comfortable living room, complete with a feature fireplace, perfect for cosy evenings in.

To the rear, the home really opens up. The spacious kitchen, dining and family area is filled with natural light and has become the heart of the home. Bifold doors create a seamless connection to the garden, making it ideal for entertaining, family time or simply enjoying a quiet morning coffee overlooking the greenery. A separate snug and utility area offer flexibility for busy households, alongside a ground floor bathroom and additional W.C.

Upstairs, there are three well-proportioned bedrooms. The main bedroom enjoys a dual aspect with views over the garden, along with its own ensuite. A freestanding bath adds a touch of luxury, creating a relaxing space to unwind at the end of the day.

Outside, the property continues to impress. The front garden is neatly maintained and provides off-street parking, while the rear garden is a real highlight. Mature, landscaped and full of interest, it offers plenty of space for children to play or for hosting summer gatherings. A garden store and charming summer house provide further versatility, whether you're looking for a home office, gym or creative space.





TOTAL FLOOR AREA: 1332 sq ft (123.7 sq m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The network, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix (2020)



- Extended 1930s family home in a tree-lined road
- Close to Beaumont School and Oakwood Primary School
- Spacious open-plan kitchen, dining and family area
- Separate snug and useful utility space
- Mature rear garden with summer house, ideal for a home office or gym, plus off-street parking to the front
- Located in a well-regarded residential area
- Bright living room with feature fireplace and modern finish
- Bifold doors opening onto the landscaped rear garden
- Three well-proportioned bedrooms, including a dual-aspect main bedroom with ensuite
- EPC Grade D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	