



HEARTWOOD
HOMES

Puddingstone Drive, St. Albans, AL4 0GY

£1,175,000

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This attractive modern four-bedroom detached home offers a wonderful combination of generous living space, a substantial mature garden and a fantastic location in the highly desirable Highfield Park area of St Albans.

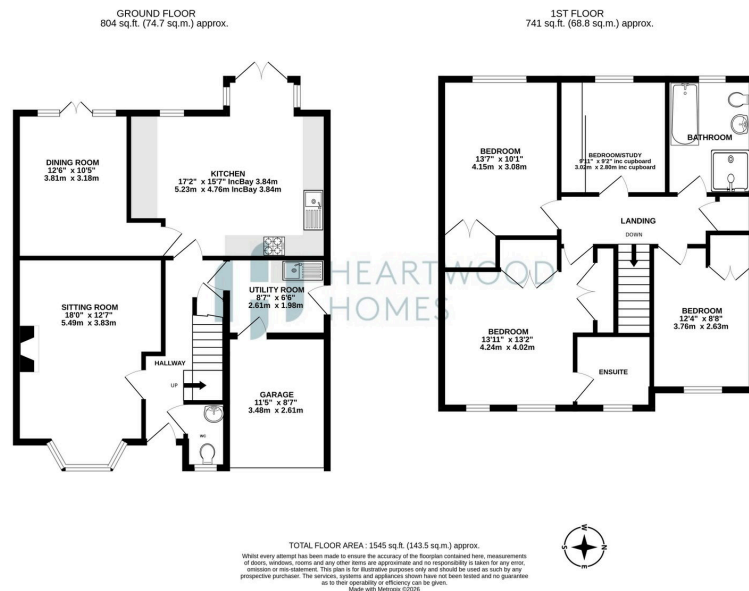
Set on a particularly good-sized plot, the house is ideal for modern family life, with plenty of space both inside and out. The location also gives you the best of both worlds, with sought-after local schools, motorway connections and St Albans city centre all within easy reach, while beautiful countryside walks and welcoming country pubs are close by.

The welcoming entrance hall has useful built-in storage and leads through to the bay-fronted living room, along with a downstairs WC. To the rear of the house, the impressive kitchen dining room provides a real heart to the home, with underfloor heating, modern fitted units, stone worktops and a lovely bay window overlooking the garden, together with direct access outside. There is also a separate dining room, perfect for family meals or entertaining, and a useful utility room with external access and access to the garage and storage area.

Upstairs, there are four well-proportioned bedrooms and a stylish refitted family bathroom with underfloor heating. The principal bedroom is particularly impressive, featuring a high vaulted ceiling, air conditioning plenty of built-in storage and a smart ensuite shower room, creating a lovely private space away from the rest of the house.

Outside, the generous mature plot is a real highlight. There is ample off-street parking to the front, together with access to the garage and storage area, while the substantial rear garden has a sunny aspect and has been thoughtfully landscaped with a combination of patio with a made to measure awning, seating areas and lawn. There is plenty of room for children to play, summer gatherings with friends or simply enjoying a quieter evening outdoors.





- Attractive four-bedroom detached family home in Highfield Park
- Spacious kitchen dining room with modern units and stone worktops
- Bay-fronted living room with plenty of natural light
- Stylish refitted family bathroom and useful ground floor WC
- Excellent location for local schools, countryside walks, pubs and St Albans city centre
- Generous mature plot with a substantial landscaped rear garden with a sunny aspect
- Separate dining room offering flexible family and entertaining space
- Principal bedroom with vaulted ceiling, built-in storage and ensuite
- Ample off-street parking with access to garage and storage space
- EPC Grade Awaited



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