



HEARTWOOD
HOMES

Havercroft Close, St. Albans, AL3 4LD

Offers Over £1,000,000

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A spacious detached family home offering generous accommodation, a modern layout and a fantastic St Stephens location. Offered chain free, this property is perfectly suited for family life, combining comfortable living spaces with excellent access to some of St Albans' most desirable amenities.

Set within the sought-after St Stephens area, the home benefits from being within easy reach of highly regarded schools, green open spaces and the beautiful surroundings of Verulamium Park. A leisurely walk through the park, past the Roman ruins, takes you into the historic city centre where you will find an excellent selection of independent shops, cafés, restaurants, pubs and the mainline station, making this an ideal home for both family life and commuting.

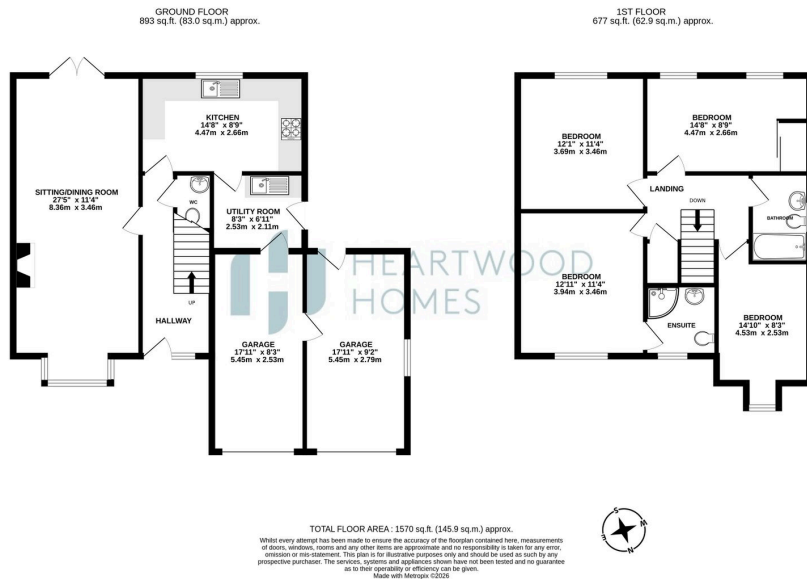
The property has been thoughtfully arranged with everyday living in mind. The welcoming entrance hall leads through to a useful ground floor cloakroom, while the impressive dual aspect living and dining room creates a bright and sociable space for relaxing, entertaining and spending time together. The bay fronted design adds character, and the room opens directly onto the rear garden, creating a wonderful connection between the inside and outside.

The modern kitchen provides a great space for family cooking and entertaining, with plenty of storage and worktop space, while the adjoining utility room adds valuable practicality for busy households. The integral double garage offers excellent storage and parking flexibility, with the potential to convert the space into further accommodation subject to the necessary permissions.

Upstairs, the generous principal bedroom benefits from a stylish en-suite shower room, creating a private retreat away from the rest of the house. Three further well-proportioned bedrooms provide excellent flexibility for children, guests, home working or hobbies, complemented by a family bathroom.

Outside, the property continues to impress with a large driveway providing ample parking and access to the double garage. The rear





- Spacious detached family home offering generous and versatile accommodation
- Short walk through Verulamium Park into St Albans city centre and
- Modern fitted kitchen with separate utility room for everyday practicality
- Ground floor cloakroom and family bathroom providing excellent convenience
- Sunny rear garden ideal for entertaining, relaxing and enjoying outdoor space
- Sought-after St Stephens location close to excellent schools and local amenities
- Bright dual aspect living/dining room with bay window and garden access
- Four well-proportioned bedrooms including a principal bedroom with en-suite
- Integral double garage with potential for conversion subject to permissions
- EPC Grade D

