



HEARTWOOD
HOMES

Deans Gardens, St Albans, AL4 9LS

A wonderful family home, which is ideally situated in a pleasant cul de sac location only a short distance from highly sought after primary and secondary schools. Locally there is a wide variety of shopping facilities, beautiful countryside walks and only a short distance to St Albans vibrant city centre and the mainline station.

This delightful, well presented family home offers versatile accommodation with planning permission to extend please see ref:5/2020/0398. You start in a good size entrance hall with a ground floor wc to the left and ample storage under the stairs. to the front is a modern kitchen dining room and a home office. To the rear of the property is a fantastic size open plan living room and conservatory opening to the rear garden and a utility room.

To the first floor there are four well-proportioned bedrooms, a family bathroom and a second shower room.

Externally to the front of the property there is a well-groomed front garden also providing off street parking and to the rear, there is a lovely, enclosed garden with various patio and lawned areas ideal for entertaining.

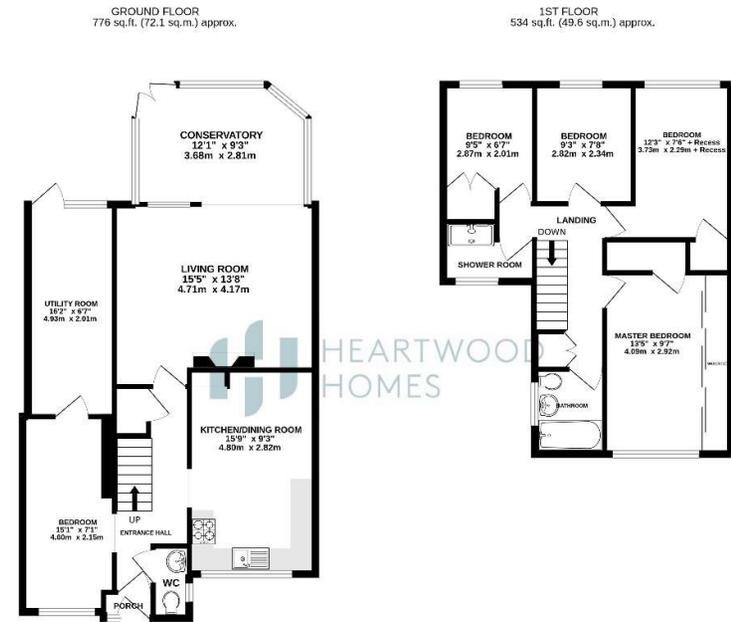
We expect a high level of interest on this great home and please call in today to arrange an early viewing to avoid missing out.





Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.



TOTAL FLOOR AREA: 1310 sq.ft. (121.7 sq.m.) approx.
 Whilst every effort has been made to ensure the accuracy of the floorplan contained herein, measurements of rooms, walls, doors and any other items are approximate and no responsibility is taken for any error. Approval of this document does not constitute an offer of any product. This plan is for illustrative purposes only and should be used as a guide by the prospective purchaser. The contents, quality and appearance shown here may not be tested and no guarantee as to their quantity or efficiency can be given.
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Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
92+1	
A	
81-91	
B	
69-80	
C	81
55-68	
D	74
39-54	
E	
21-38	
F	
1-20	
G	
Not energy efficient - higher running costs	

EU Directive 2002/91/EC
 England & Wales
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