



HEARTWOOD
HOMES

Therfield Road, St. Albans, AL3 6BP

Offers Over £300,000

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Set in the popular New Greens area, this lovely ground-floor maisonette offers easy, everyday living in a great location. You've got local shops, a bakery, dentist and schools all close by, plus handy road links for getting around. St Albans city centre is also just a short trip away for days out, dining and shopping.

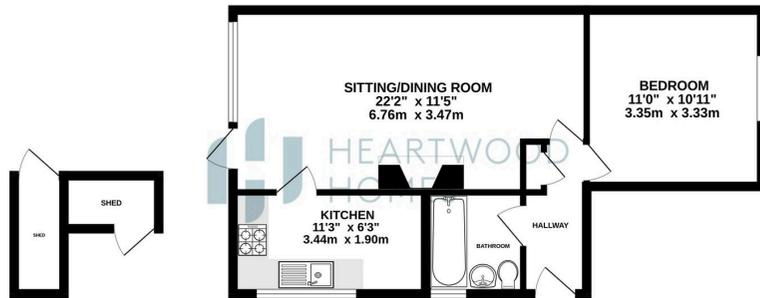
Step inside and you're welcomed by a neat entrance hall, with a modern bathroom to your left. The living and dining space is bright and spacious, with double doors that open straight onto the garden, perfect for summer evenings, outdoor meals or simply unwinding after a long day. The double bedroom is a great size and keeps the home feeling calm and comfortable.

Outside, the south-facing garden is ideal for relaxing in the sunshine, hosting barbecues or enjoying a quiet coffee in the morning. There's also a large brick-built outbuilding, handy for bikes, tools or extra storage.

Homes like this don't come up often, especially in such a well-loved area. If you'd like to take a look and see how it could fit your lifestyle, just give us a call.



GROUND FLOOR
541 sq.ft. (50.3 sq.m.) approx.



TOTAL FLOOR AREA - 541 sq ft. (50.3 sq.m.) approx.
While 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 for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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- Ground-floor maisonette in the popular New Greens area
- Double doors opening directly onto the private garden
- Excellent road links and easy access to St Albans city centre
- Well-sized double bedroom
- Rarely available home offering great value
- South-facing garden, perfect for relaxing or entertaining
- Close to local shops, bakery, dentist and schools
- Bright and spacious living/dining room
- Modern bathroom
- EPC Grade D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	62	70
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	