



HEARTWOOD
HOMES

Windmill Avenue, St. Albans, AL4 9SL

Offers Over £500,000

 3  1  2



This beautifully presented three-bedroom family home is set in the highly sought-after Marshalswick area, perfectly positioned near excellent local schools, including Sandringham and Wheatfields. Just a short stroll across the square, you'll find the stunning Jersey Farm playing fields and Woodland Park—ideal for countryside walks leading to charming pubs and the breath taking Heartwood Forest.

The property is also conveniently located within easy reach of Sandringham, Wheatfields and other highly sought after schools, while St Albans' vibrant city centre and mainline railway station—offering direct links to London—are just a short drive away. The Quadrant, with its fantastic selection of shops and eateries, is also within walking distance.

Inside, this lovely home offers versatile open-plan family living. The entrance hall provides built-in storage and access to a ground-floor W.C. The heart of the home is the stylish open-plan kitchen, living, and dining area, which flows seamlessly into a bright and spacious conservatory with direct access to the garden. Upstairs, there are three well-proportioned bedrooms and a modern family bathroom.

Outside, the front garden is well maintained, while the enclosed rear garden enjoys a sunny aspect—perfect for relaxing or entertaining. The property also benefits from a garage and off-street parking to the rear.

Don't miss out—call today to arrange a viewing!

NB – The property is of Non-Standard construction





- Beautifully presented three-bedroom family home in sought-after Marshalswick.
- Short walk to Jersey Farm playing fields and Woodland Park.
- Stylish open-plan kitchen, living, and dining area.
- Three well-proportioned bedrooms and a modern bathroom.
- Garage and off-street parking at the rear. Call now to view!
- Close to top schools, including Sandringham and Wheatfields.
- Easy access to St Albans city centre and mainline station to London.
- Bright conservatory with direct garden access.
- Sunny enclosed rear garden, perfect for relaxing.
- EPC Grade C

Energy Efficiency Rating

Very energy efficient - lower running costs

Rating	Current	Potential
A (92 plus)		
B (81-91)		85
C (69-80)	71	
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		

Not energy efficient - higher running costs

England & Wales

EU Directive 2002/91/EC



01727 638333 | hello@heartwood-homes.co.uk | heartwood-homes.co.uk

Follow us on Facebook, Instagram & LinkedIn @heartwoodestateagents