



HEARTWOOD
HOMES

Blake Close, St. Albans, AL1 5SG

Offers Over £700,000

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Tucked away in the peaceful and well regarded Blake Close, overlooking an attractive central green, this charming detached bungalow offers a wonderful balance of privacy, space and future potential, all within easy reach of St Albans city centre.

Life here feels calm and neighbourly. The green to the front creates an open outlook and a real sense of space, while the quiet cul de sac setting makes it ideal for those looking to enjoy a more relaxed pace of living. Excellent local schooling, including Cunningham Hill School and Samuel Ryder Academy, is close by, along with everyday shops and amenities. St Albans City railway station is within 1.5 miles, offering direct services to London St Pancras International, making commuting straightforward.

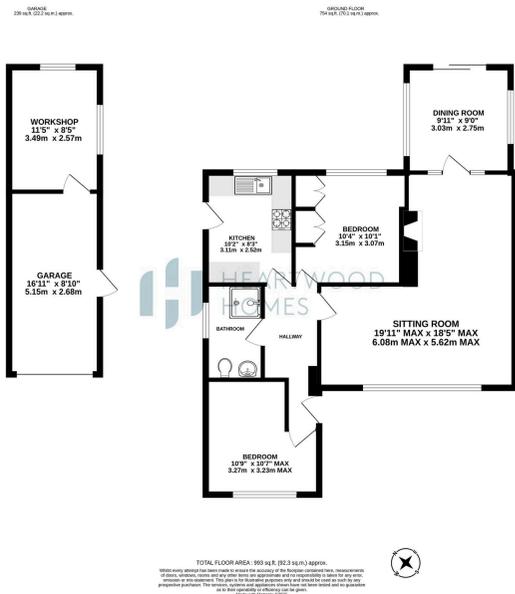
Inside, the layout is both practical and inviting. A welcoming entrance hall leads through to a spacious L shaped living room, filled with natural light from both front and side windows, with a fireplace creating a cosy focal point. This flows into a bright triple aspect dining room with double doors opening onto the garden, a lovely spot for hosting family meals or enjoying a quiet morning coffee with the doors open in warmer months.

The kitchen is well arranged with a range of wall and base units, worktops, a mixer tap and a mix of freestanding and integrated appliances. There is direct access to the rear garden, making it easy for outdoor dining and summer barbecues.

There are two generous double bedrooms. The principal bedroom enjoys views over the rear garden and benefits from fitted wardrobes and drawers, while the second bedroom overlooks the front green. A modern shower room with walk in shower, basin and WC completes the accommodation.

Outside, the front garden is neatly arranged with flower bed borders and a driveway leading to a detached garage with an up and over door and workshop to the rear. The private rear garden offers a patio area for seating, a level lawn and mature planting, creating a





- Detached bungalow in a sought after cul de sac overlooking a central green
- Within 1.5 miles of St Albans City station with direct trains to London
- Spacious L shaped living room with fireplace and dual aspect windows
- Two well proportioned double bedrooms with fitted storage to the principal
- Driveway, detached garage with workshop and excellent extension potential subject to planning
- Located on the south east side of St Albans within easy reach of the city centre
- Close to highly regarded schools including Cunningham Hill and Samuel Ryder Academy
- Bright Aspect dining room with doors opening to the rear garden
- Private rear garden with patio, level lawn and mature planting
- EPC Grade E

