



HEARTWOOD  
HOMES

# Tippendell Lane, St. Albans, AL2 3HL

Offers Over £800,000

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Positioned on a pleasant slip road, directly opposite the open green space of Greenwood Park, this deceptively spacious four-bedroom detached home offers a lovely balance of space, convenience and day-to-day ease. From morning walks to after-school playtime or a quick game of tennis, it's a setting that really supports family life.

The location is a strong draw. Killigrew Primary School is within walking distance, and you're close to some great local spots including Simmons Bakers, The Three Hammers and Gracey's Pizza, which has recently gained national attention.

Inside, the home has a warm and welcoming feel. The entrance hall sets the tone, complete with a useful ground floor W.C. The main living space flows nicely, with a generous living room leading through to the dining area and on into the conservatory. It's a layout that works just as well for everyday living as it does for hosting friends and family, with easy access out to the garden.

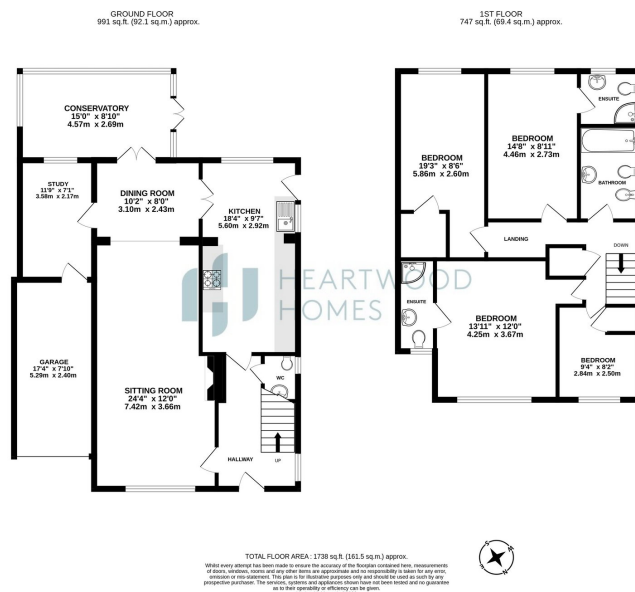
The kitchen and breakfast room is a great size and naturally becomes the heart of the home, with plenty of room to cook, eat and spend time together, all while looking out onto the garden. (please see suggested floorplan subject to building regulations) There's also a separate flexible room that can be used as a playroom, home office or snug, and it connects directly to the garage, offering future potential if you wanted to rework the space.

Upstairs, there are four well-balanced bedrooms. Two have their own ensuite bathrooms, which is ideal for busy households or guests staying over, and the remaining rooms are served by a smart family bathroom.

Outside, the south-facing rear garden is a real highlight. It's private, well maintained and enjoys plenty of sunlight, making it a great space to unwind or host summer get-togethers. To the front, there's off-street parking along with access to the garage.

With good motorway links nearby and St Albans city centre just a





- Four-bedroom detached family home set on a pleasant slip road
- Spacious living room flowing through to dining room and conservatory
- Generous kitchen and breakfast room overlooking the garden
- Four well-proportioned bedrooms, two with ensuite bathrooms
- Off-street parking, garage and excellent access to motorway links and St Albans city centre
- Directly opposite Greenwood Park with open space, play areas and tennis courts
- Bright conservatory opening directly onto the rear garden
- Versatile playroom or home office
- South-facing private rear garden ideal for relaxing and entertaining
- EPC Grade C

