



HEARTWOOD
HOMES

Tippendell Lane, St. Albans, AL2 3HL

Offers Over £800,000

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Set pleasantly on a tucked-away slip road, this deceptively spacious four detached family home enjoys a lovely outlook directly across Greenwood Park. With green open space, tennis courts and play areas literally opposite, it is the sort of setting that naturally draws families outside and makes everyday life feel that bit calmer.

The location is a real highlight. Killigrew School is just a short walk away, while weekend treats and casual evenings out are covered with Simmons bakery, The Three Hammers pub and Gracey's Pizza, recently featured in The Times, all close at hand.

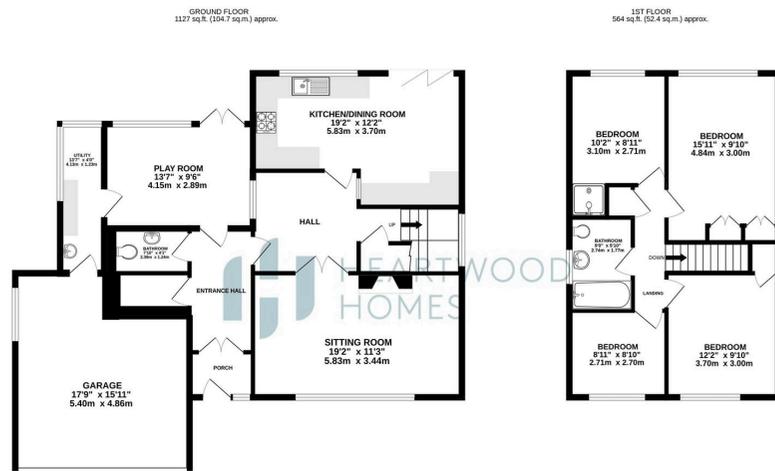
Inside, a bright and welcoming entrance hall immediately gives a sense of space and quality. The sitting room sits at the front of the house and is a relaxed, stylish place to unwind, with pleasant views across the park. To the rear, the open plan kitchen and dining room really is the heart of the home. Designed for both busy family life and entertaining, it opens directly onto the garden, making it easy to spill outside in warmer months. The contemporary kitchen is well fitted with high quality integrated appliances and plenty of storage, and also offers direct garden access.

A separate playroom provides excellent flexibility and could easily work as a home office, snug or fifth bedroom if needed. There is also a practical utility room and a guest cloakroom, keeping day to day living neat and organised.

Upstairs, four generously sized bedrooms are arranged around a central landing. Each room feels calm and well balanced, with a consistent finish that flows throughout the house. A modern family bathroom serves the bedrooms.

Outside, the south west facing rear garden has been landscaped to create a great space for relaxing, entertaining and family time in the sun. To the front, a double garage offers excellent storage, workshop space or potential for conversion, subject to the usual consents. A hardstanding driveway provides parking for multiple vehicles.





TOTAL FLOOR AREA: 1691 sq ft (157.1 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of blocks, walls, doors 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 by 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.
 Made with Metreapp (2020)



- Deceptively spacious four bedroom detached family home
- Walking distance to Killigrew School and local shops, cafes and pubs
- Open plan kitchen and dining room with doors to the rear garden
- Four generous first floor bedrooms with a modern family bathroom
- Double garage, offering storage or conversion potential, and driveway parking
- Position directly opposite Greenwood Park
- Stylish sitting room with attractive views across the park
- Contemporary kitchen with high quality integrated appliances
- Landscaped south west facing rear garden ideal for outdoor living
- EPC Grade C

