



Meadowcroft, St Albans, AL1 1UD

Offers Over £650,000

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COMING SOON – A beautifully presented and versatile family home, ideally positioned in the sought-after Meadowcroft area on the south east side of St Albans, offering generous living space, a welcoming community and excellent connections for both family life and commuting.

Set within a quiet cul de sac, this home enjoys a peaceful setting while remaining close to everything you need. Families are drawn to the area for its well-regarded schools, green open spaces and friendly neighbourhood feel. With excellent access to major motorway links and the mainline station providing direct services into London, it's perfectly placed for commuters, while St Albans city centre is just a short drive away, offering an excellent choice of independent shops, cafés, restaurants and leisure facilities.

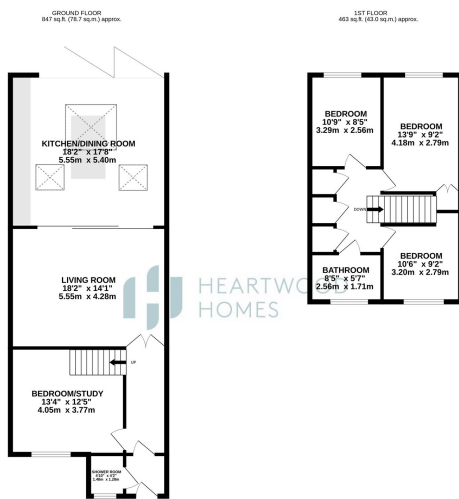
Step inside and you'll immediately appreciate the flexible layout, designed to suit modern family living. The welcoming entrance hall leads to a spacious study or family room, ideal as a home office, playroom or snug, alongside a convenient downstairs WC.

The generous living room provides a wonderful place to relax, with large patio doors creating a seamless connection to the impressive kitchen dining room. This sociable space forms the heart of the home, perfect for everything from busy weekday breakfasts to entertaining family and friends. Bifold doors open onto the rear garden, allowing indoor and outdoor living to blend effortlessly during the warmer months.

Upstairs, there are three well-proportioned double bedrooms, each offering plenty of room for wardrobes and additional furniture, together with a stylish family bathroom. The spacious accommodation provides flexibility for growing families, guests or those working from home.

Outside, the rear garden has been thoughtfully designed for enjoying time together rather than spending weekends maintaining. Creating the perfect setting for summer gatherings, family celebrations or





TOTAL FLOOR AREA: 1310 sq ft (121.7 sq m) approx.
 While every effort has been made to ensure the accuracy of the floorplan, it is not intended to be a contract. It is a guide only. The actual floorplan may vary slightly from the one shown. The floorplan is not to be used as a basis for any legal proceedings. The floorplan is not to be used as a basis for any legal proceedings. The floorplan is not to be used as a basis for any legal proceedings.

- Spacious three-bedroom family home
- Quiet cul de sac in Meadowcroft, St Albans
- Flexible study, home office or family room
- Bright living room opening into the kitchen dining room
- Bifold doors leading to the rear garden
- Low-maintenance garden
- Three generous bedrooms and a family bathroom
- Garage en bloc and downstairs WC
- Close to well-regarded schools, transport links and the city centre
- EPC Grade Awaited

