



HEARTWOOD
HOMES

Colney Heath Lane, St. Albans, AL4 0TU

£850,000

5 2 2



Welcome to this lovely chain-free, five-bedroom semi-detached family home, set on a fantastic plot in a highly sought-after area. It's ideally located close to a great mix of popular primary and secondary schools, with handy local shops and cafés nearby. You're also just a short trip from St Albans' vibrant city centre, where you'll find the mainline station with direct trains to St Pancras International, as well as plenty more shops, restaurants and things to do. There are also excellent road links and some beautiful countryside walks right on your doorstep.

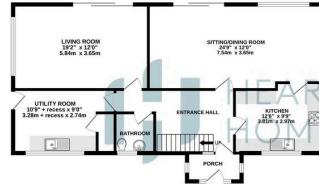
The home has already been extended to offer plenty of living space, with potential for more (subject to planning). Step inside through the entrance porch and you're welcomed by a generous hallway. The bright rear living room opens directly onto the garden – a lovely spot to relax. The large kitchen and spacious dining/sitting area are perfect for family time and entertaining, with the sitting area also opening onto the garden. There's also a good-sized utility room to keep everything organised and a ground floor W.C..

Upstairs, you'll find five well-proportioned bedrooms, including a master with its own ensuite, plus a good-sized family bathroom.

Outside, the home sits on a brilliant plot with a well-kept front garden, off-street parking, a single garage and side access to a beautifully landscaped rear and side garden with a raised area – ideal for relaxing, entertaining, or simply enjoying some family time outdoors.

Give us a call today to arrange your viewing – we'd love to show you around!





TOTAL FLOOR AREA: 1990 sq.ft. (184.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or inaccuracy. The services, systems and appliances shown have not been tested and no guarantee as to their condition or working order can be given.
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 **HEARTWOOD HOMES**

- Chain-free five-bedroom semi-detached family home
- Spacious plot in a highly sought-after area
- Close to popular primary and secondary schools
- Handy for local shops, cafés and restaurants
- Easy access to St Albans City Centre & mainline station
- Already extended with potential for more (STPP)
- Bright living room opening onto the garden
- Large kitchen, dining and sitting areas – perfect for families
- Lovely gardens, off-street parking and single garage
- EPC Grade D

Energy Efficiency Rating

