



4 Herons Way, St. Albans, AL1 1UX

Guide price £900,000 Freehold



4 Herons Way

St. Albans, AL1 1UX

A fantastic opportunity to purchase this four-bedroom detached family home, situated in a quiet, sought-after lane on the south-eastern side of St Albans. Offering excellent potential to update, reconfigure and extend (subject to the necessary permissions), the property presents an exciting opportunity to create a superb family home tailored to individual requirements. Benefits include a sunny south-west facing garden, attached garage and no onward chain.

The accommodation comprises a covered entrance porch leading to a welcoming entrance hall, a spacious dual-aspect lounge flooded with natural light and featuring sliding patio doors opening onto the rear garden, and a separate dining room accessed via a connecting archway, creating an ideal space for both everyday family life and entertaining. The fitted kitchen offers a range of wall and base units with a mix of integrated and freestanding appliances, complemented by a useful utility room with side access. A study, ideal for home working, and a cloakroom/WC complete the ground floor.

Upstairs, the principal bedroom enjoys fitted wardrobes and an en-suite bathroom. There are three further well-proportioned bedrooms, all benefiting from fitted wardrobes, together with a family bathroom serving the remaining accommodation.

Outside, the property benefits from an attractive frontage and a delightful south-west facing rear garden with an extensive patio area, lawn and established trees, shrubs and planting, providing a wonderful setting for outdoor dining and relaxation. A courtesy door provides access to the attached garage with an up-and-over door to the front.

Herons Way is ideally positioned close to the highly regarded Samuel Ryder Academy and Cunningham Hill Primary School, local shops, Highfield Park, St Albans city centre and the mainline station, providing fast links to London. The M25 and M1 are also easily accessible, making this an excellent location for both families and commuters alike.





ACCOMODATION

Entrance Hall

Kitchen

13'0 x 10'7 (3.96m x 3.23m)

Utility

6'9 x 6'7 (2.06m x 2.01m)

Lounge

16'6 x 13'6 (5.03m x 4.11m)

Dining Room

11'8 x 9'9 (3.56m x 2.97m)

Study

10'3 x 7'3 (3.12m x 2.21m)

W.C.

FIRST FLOOR

Landing

Bedroom

16'6 x 13'6 (5.03m x 4.11m)

En-Suite

Bedroom

13'0 x 8'6 (3.96m x 2.59m)

Bedroom

10'10 x 10'3 (3.30m x 3.12m)

Bedroom

9'9 x 8'10 (2.97m x 2.69m)

Bedroom

OUTSIDE

Frontage

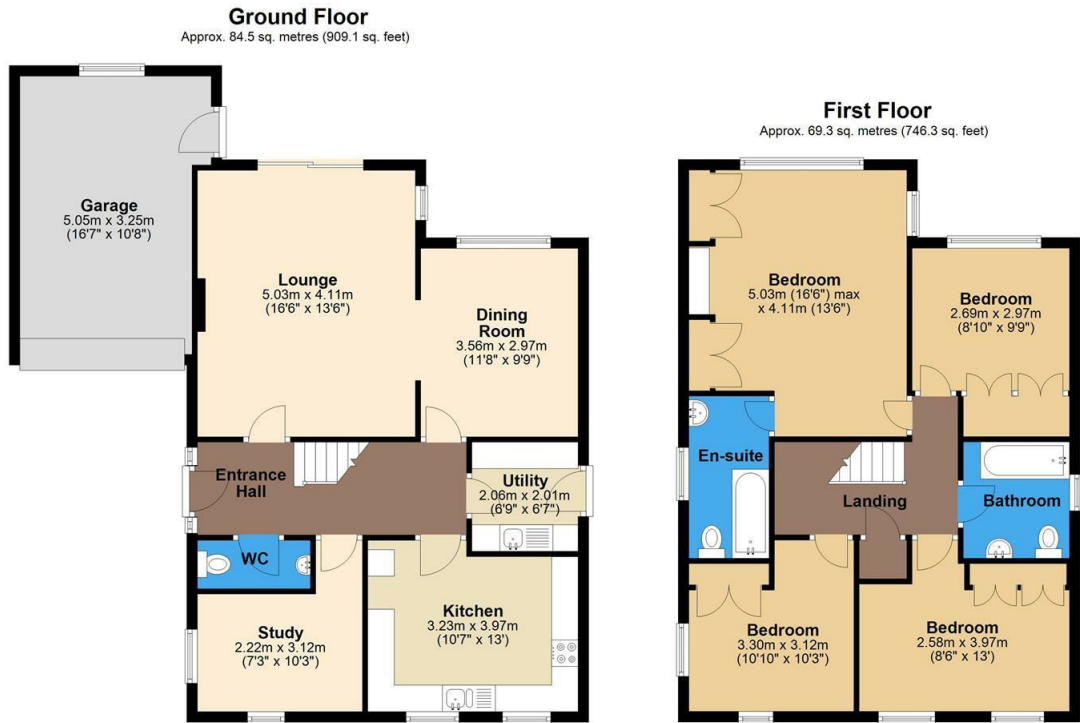
Rear Garden

Garage

16'7 x 10'8 (5.05m x 3.25m)



Floor Plan



Total area: approx. 153.8 sq. metres (1655.3 sq. feet)

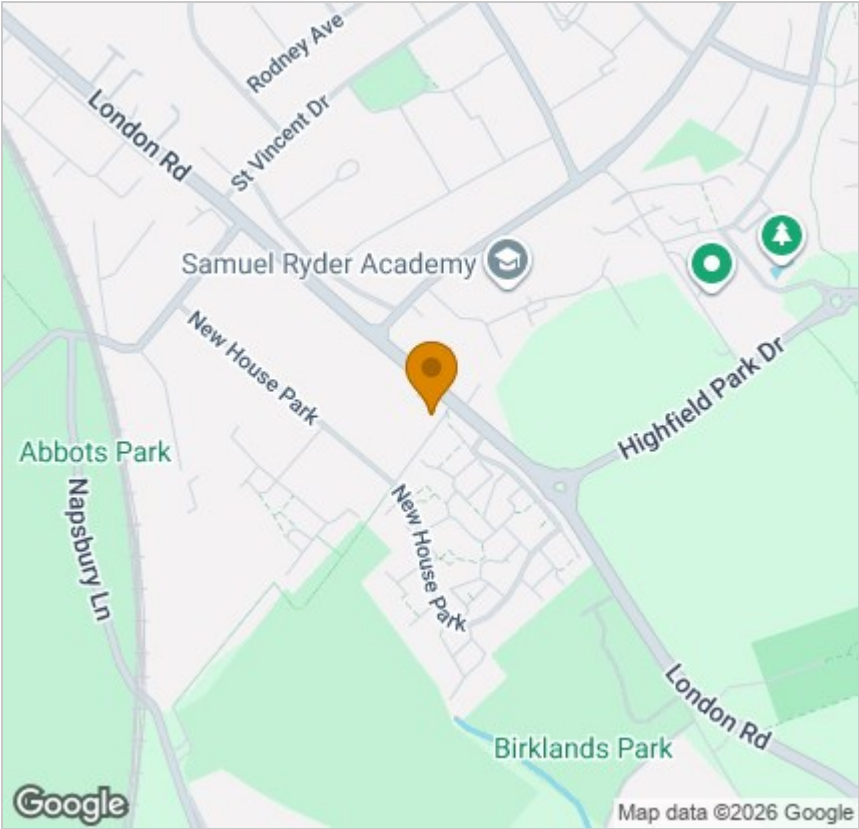
The Floor Plan is not to Scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared with due diligence and whilst we have confidence in the information produced it should not be relied upon. Maximum lengths and widths are represented on the plan. If there are any aspects of particular importance, you should carry out or commission your own inspection of the property. Copyright © SKMSTUDIO
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Viewing

Please contact our Office on 01727 223344 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

