



HEARTWOOD  
HOMES

# Ragged Hall Lane, St. Albans, AL2 3LF

Offers Over £800,000

4 1 2



Set in the heart of Chiswell Green, this substantial four-bedroom semi-detached family home offers an exciting opportunity to create a long-term family home in one of St Albans' most desirable village-style locations.

Chiswell Green continues to be a favourite with families thanks to its excellent local schools, welcoming community feel, convenient shopping facilities and superb transport connections. St Albans city centre is just a short drive away, offering a vibrant mix of independent shops, restaurants, cafés and pubs, alongside the mainline station with direct links into London.

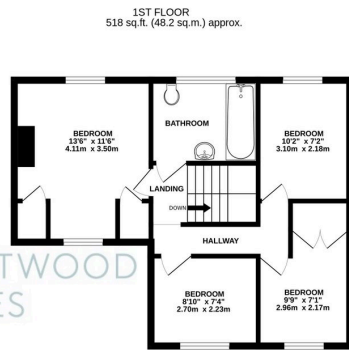
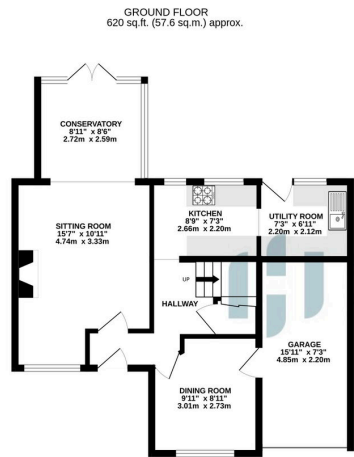
Approached via a generous shingle driveway providing ample off-street parking, the property immediately offers a sense of space and potential. While the home would benefit from modernisation, it presents an excellent opportunity for buyers to update and personalise to their own taste. The generous plot also offers scope to extend, subject to the necessary planning permissions.

The accommodation is well suited to family life, beginning with a spacious entrance hall complete with built-in storage and access to the integral garage. The garage itself provides flexibility and could be adapted into a home office, gym, playroom or additional living space if required.

At the heart of the home is a bright and spacious sitting room which flows into the conservatory, creating a wonderful space for everyday living and entertaining. Large doors open directly onto the rear garden, helping to bring the outside in during the warmer months. A separate dining room provides the perfect setting for family meals and celebrations, while the kitchen overlooks the garden and is complemented by a practical utility room.

Upstairs, there are four well-proportioned bedrooms, offering plenty of space for growing families, guests or those working from home. A generous family bathroom completes the first-floor accommodation.





TOTAL FLOOR AREA: 1138 sq.ft. (105.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms 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.  
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- Four-bedroom semi-detached family home in the heart of Chiswell Green
- Spacious sitting room opening into a bright conservatory
- Kitchen overlooking the garden with adjoining utility room
- Large landscaped rear garden with patio areas and mature planting
- Conveniently located for local schools, amenities and St Albans city centre
- Potential to extend, subject to the necessary planning permissions
- Separate dining room ideal for family meals and entertaining
- Integral garage with potential for conversion to additional living space
- Generous shingle driveway providing ample off-street parking
- EPC Awaited



## Energy Efficiency Rating

Very energy efficient - lower running costs

