

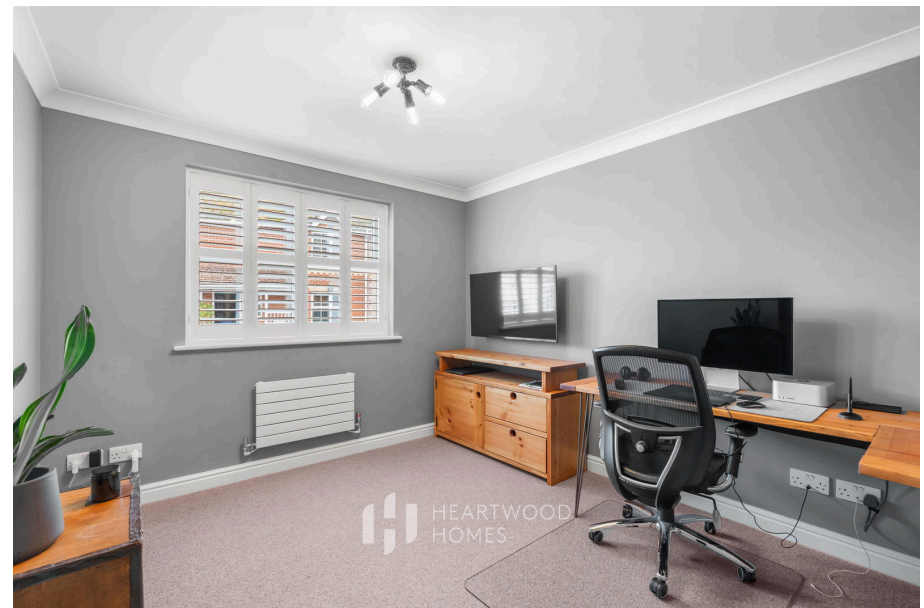


HEARTWOOD
HOMES

Stanmore Chase, St. Albans, AL4 0EZ

£1,000,000

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This impressive four bedroom detached home offers a lovely balance of space, comfort and everyday convenience. It sits in a popular residential spot with great schools close by, handy local shops and St Albans City Centre only a short trip away for coffee catch ups, a bit of shopping or a night out. Highfield Park is just around the corner too, perfect for weekend walks, family fun and getting out in the fresh air.

Inside, the layout works perfectly for busy family life. You are welcomed by a bright entrance hall that leads to a spacious study, ideal if you work from home, and a useful guest cloakroom. The heart of the home is the stylish kitchen and dining area, extended to create a fantastic social space with bi fold doors that open to the garden. It is a great spot for family mealtimes, relaxed evenings and summer gatherings.

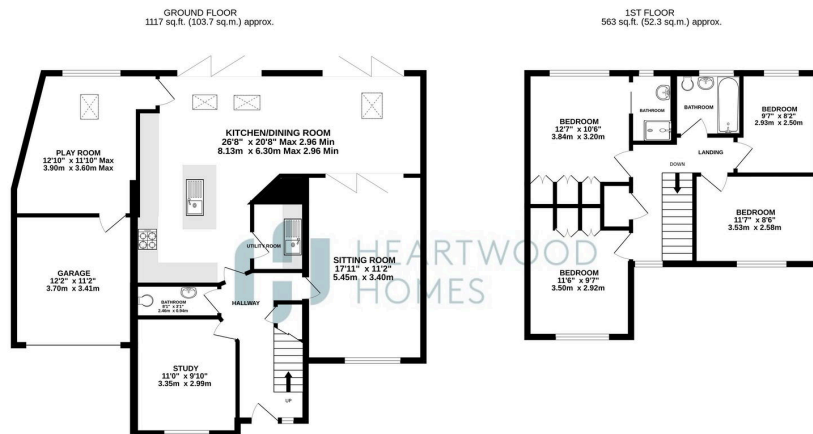
There is also a separate living room for cosy nights in, plus a family room and an integral garage that adds even more flexibility.

Upstairs you will find four well sized bedrooms. The main bedroom has its own en suite shower room, while the family bathroom serves the remaining rooms. There is also loft access to additional storage.

Outside, you have plenty of parking on the driveway and an attractive front garden. The walled rear garden is a real highlight, beautifully maintained with lots of privacy and a sunny feel, making it perfect for sitting out or letting the children play.

A wonderful home in an area that really supports an easy, enjoyable lifestyle. We would love to show you around.





TOTAL FLOOR AREA: 1680 sq ft. (156.0 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.
 Made with Menergy 12/2020



- Spacious four bedroom detached family home
- Close to St Albans City Centre with shops, cafes, pubs, and station
- Stunning extended kitchen/dining area with vaulted ceiling and bi-fold doors
- Principal bedroom with en-suite shower room
- Enclosed, sunny, and beautifully maintained walled garden
- Popular residential location near top schools
- Bright entrance hall with a handy study/home office
- Separate living room and family room for versatile living
- Ample off-street parking and integral garage
- EPC Grade C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	