



HEARTWOOD
HOMES

Cottonmill Lane, St. Albans, AL1 2ET

£595,000

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Beautifully maintained three-bedroom family home offering excellent potential to extend (subject to the necessary planning consents). This attractive property enjoys a pleasant, leafy outlook while being superbly positioned for easy access to the City Centre and both mainline train stations.

The accommodation begins with a generous entrance hall featuring useful built-in storage cupboards. The spacious living room is bright and airy, benefitting from a dual aspect that allows natural light to flood the space. To the rear, the fitted kitchen enjoys lovely views over open fields and the River Ver and provides clear scope for enlargement or reconfiguration, ideal for buyers looking to create a larger kitchen-dining or family space. A convenient cloakroom completes the ground floor.

Upstairs, there are three well-proportioned bedrooms and a modern family bathroom fitted with a contemporary three-piece suite.

Externally, the property offers off-street parking for two cars and a particularly generous rear garden, mainly laid to lawn with a large patio area. The size of the plot further enhances the potential to extend, making it perfect for entertaining now and future development alike.

Early viewing is highly recommended to fully appreciate both the current accommodation and the exciting possibilities this home presents.





TOTAL FLOOR AREA: 857 sq ft. (79.7 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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- Chain free
- Walking distance to the City Centre & station
- Stunning views
- Off street parking
- Potential to extend STPP
- Fabulous garden
- Close to sought after schooling
- Driveway
- EPC C

