



HEARTWOOD
HOMES

Gurney Court Road, St. Albans, AL1 4QX

£1,300,000

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Welcome to this beautifully presented 1930s family home on the ever popular Gurney Court Road, a spot people move to and rarely want to leave. It's an easy walk to well regarded primary and secondary schools, perfect for busy mornings, and you can wander down to The Quadrant for a coffee or to pick up the essentials. When you fancy a change of scene, St Albans city centre is close by with its mix of restaurants, independent shops and weekend markets. Commuting is simple too, with St Albans City Station around a mile away, getting you into London St Pancras quickly and comfortably.

From the moment you arrive, there's a real sense of space. The generous driveway takes the stress out of parking, whether it's family cars or friends popping over. Inside, the welcoming hallway leads to a bright bay fronted living room where the wood burning stove creates the perfect setting for cosy evenings, film nights or simply curling up with a book.

The real hub of the home is the open plan kitchen, dining and family area. It's the kind of space where everyone naturally gathers, whether it's weekday breakfasts, homework at the table or hosting friends at the weekend. Quartz worktops and quality finishes give it a sleek, modern feel, while bifold doors open straight onto the garden, making summer get togethers effortless. There's also a practical utility room with side access and a downstairs cloakroom, helping everyday life run that little bit smoother.

Upstairs, you'll find three well proportioned bedrooms and a stylish family bathroom, ideal for growing children or visiting guests. The top floor is a lovely retreat, with a spacious main bedroom overlooking the garden, a contemporary en suite shower room and useful eaves storage to keep everything neatly tucked away.

Outside, the west facing garden is a real treat. It's sunny, private and made for long afternoons outdoors. The large patio is perfect for barbecues and relaxed evenings with friends, while the garden room at the rear offers fantastic flexibility as a home office, gym or





TOTAL FLOOR AREA: 1807 sq. ft. (167.9 sq. m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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- Close to excellent schools, local shops and City Station
- Spacious open-plan kitchen/dining/family area
- Four well-proportioned bedrooms, including top-floor suite
- Generous driveway with ample off-street parking
- Versatile garden room – ideal for office, gym or playroom
- Stylishly presented 1930s family home
- Bright bay-fronted lounge with wood-burning stove
- Modern family bathroom and sleek en-suite shower room
- Large, sunny west-facing garden with patio area
- EPC Grade C

