



HEARTWOOD  
HOMES

# Nimrod Close, St. Albans, AL4 9XY

Offers Over £1,000,000

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Pleasantly positioned in a peaceful modern cul-de-sac, this chain free detached home offers a wonderful opportunity to create something truly special in a location that's perfect for family life. With some of St Albans' most highly regarded schools nearby, it's a setting that makes day to day living that little bit easier.

Just a short walk away, The Quadrant brings a great mix of cafés, restaurants and handy shops, while the mainline station and city centre are both within easy reach, ideal whether you're commuting or heading out to enjoy everything St Albans has to offer.

Inside, the home already has a lovely, welcoming feel with plenty of natural light throughout. The living room to the front is a calm and comfortable space, with a beautiful bay window that makes it a great spot to unwind at the end of the day. To the rear, the kitchen flows into the dining area, creating a sociable layout that works brilliantly for family meals or catching up with friends. The square bay window looks out over the garden, while the conservatory adds another bright and versatile space that opens straight outside.

There's also a separate study or playroom, giving you flexibility for home working or keeping toys neatly tucked away, along with a utility room and a convenient ground floor cloakroom.

Upstairs, you'll find four well proportioned bedrooms. The main bedroom enjoys its own ensuite shower room and fitted wardrobes, while the remaining bedrooms are served by a family bathroom, making mornings that bit more straightforward.

Outside, the garden has been designed with ease in mind, offering a generous patio area for summer evenings and a lawn bordered by established plants and shrubs. To the rear, there's access to a detached double garage with off street parking in front.

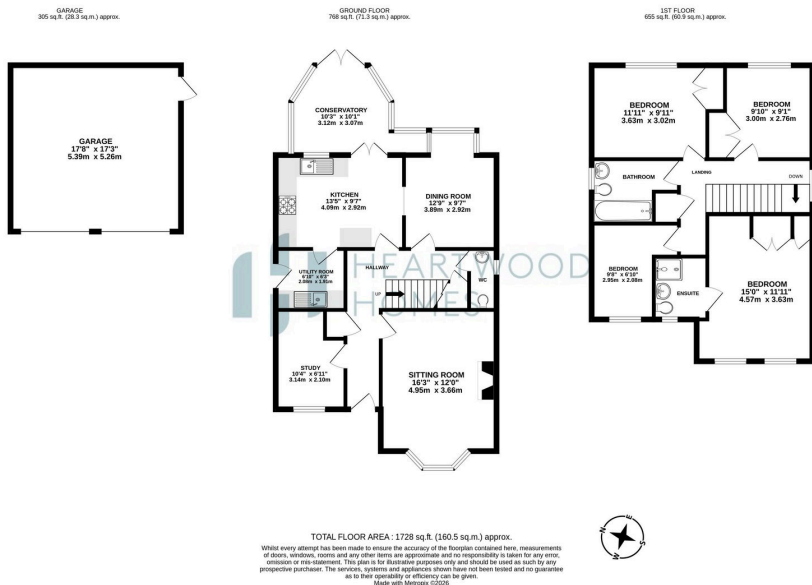
With plenty of potential to make it your own, in a location that's already proven to be a favourite for families, this is a home well worth seeing in person.



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- Chain free detached family home in a quiet cul-de-sac setting
- Short walk to The Quadrant with shops, cafés and restaurants
- Kitchen opening into dining space with garden views
- Conservatory providing additional flexible living space
- Private rear garden, detached double garage and off street parking
- Close to highly regarded local schools, ideal for families
- Bright living room with bay window overlooking the front
- Four well proportioned bedrooms, including main with ensuite
- Separate study or playroom, ideal for home working
- EPC Grade D

