

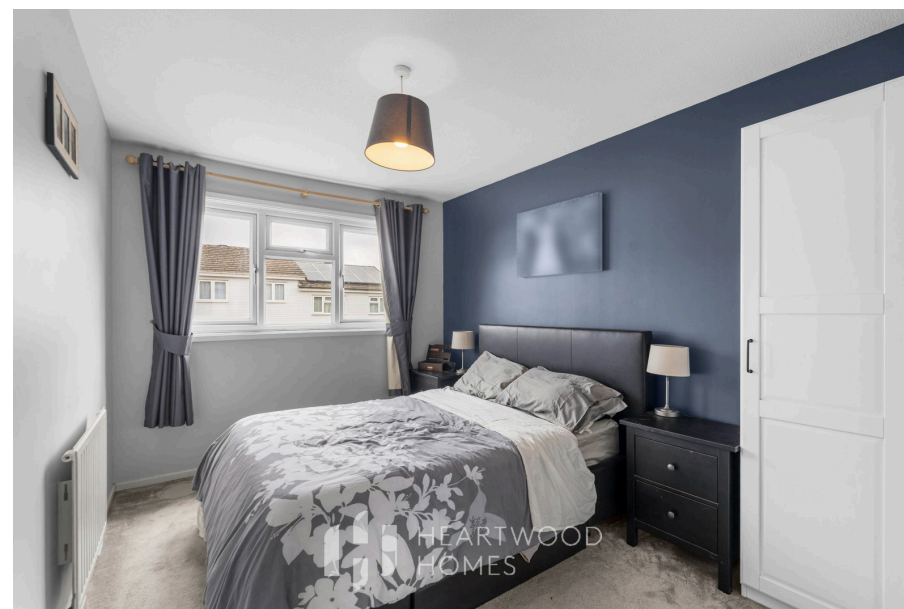


HEARTWOOD
HOMES

Holyrood Crescent, St Albans, AL1 2LY

Offers Over £450,000

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A beautifully presented three-bedroom family home offers the kind of space and practicality that makes everyday life feel easy. With bright, well-proportioned rooms, a lovely kitchen and dining space opening onto the garden, and a peaceful residential setting on the south side of St Albans, it is a home that works equally well for busy family life and relaxed weekends.

The welcoming entrance hall immediately gives a good sense of the space on offer, with a useful ground floor cloakroom. To the front, the living room provides a comfortable place to relax, while the real heart of the home is the fantastic kitchen and dining room at the rear. With direct access to the garden, it is a great space for family meals, entertaining friends or simply keeping an eye on the children while dinner is being prepared.

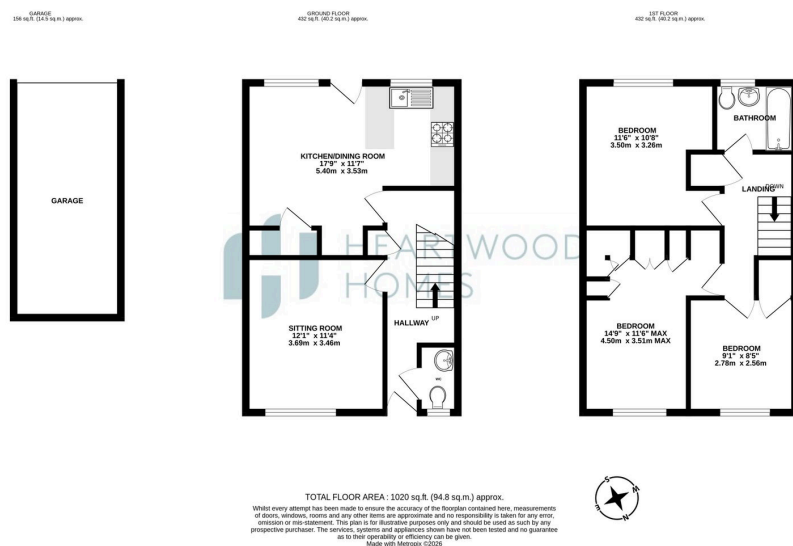
Upstairs, there are three bedrooms in total, providing plenty of flexibility for a growing family, home working or having a dedicated guest room. The first floor also benefits from an attractive family bathroom, while the bedrooms are all well proportioned and naturally bright.

Outside, the front garden is neatly maintained and gives the house an attractive approach. The rear garden has been landscaped to create an easy-maintenance outdoor space, ideal for enjoying warmer days without spending every weekend looking after it. There is also the added benefit of a single garage and parking to the rear.

The location is another real strength. Set on the south side of St Albans, the property offers a peaceful setting while remaining within easy reach of everyday amenities, well-regarded local schools and the historic city centre. St Albans offers an excellent choice of independent shops, restaurants, traditional pubs and leisure facilities, while both St Albans City and Abbey stations provide convenient options for commuting.

For those travelling further afield, there is also straightforward access to the motorway network, making the location particularly practical





- Beautifully presented three-bedroom family home
- Bright and comfortable living room to the front
- Three well-proportioned bedrooms
- Landscaped rear garden designed for easy maintenance
- A must view
- Spacious entrance hall with useful built-in storage
- Fantastic kitchen dining room with direct garden access
- Attractive family bathroom and useful ground floor cloakroom
- Well-maintained front garden and single garage to the rear
- EPC AWAITED

