



HEARTWOOD  
HOMES

# Gurney Court Road, St. Albans, AL1 4QU

£1,000,000

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Set along one of St Albans' most desirable roads, this charming 1930s semi-detached home offers an exciting opportunity to create a forever family home in a location perfectly suited to modern living. With highly regarded schools, the vibrant city centre and the mainline station all within easy reach, the lifestyle on offer here is every bit as appealing as the property itself.

Stepping inside, the welcoming central entrance hallway sets the tone for the space and character found throughout the home. The bright dual aspect living room is filled with natural light and features double doors opening directly onto the garden, creating a wonderful space for relaxing evenings, family gatherings or entertaining friends during the warmer months.

The spacious kitchen dining room sits at the heart of the home and offers plenty of room for busy family life, from weekday breakfasts to long weekend meals with friends and family. To the rear, a large utility room provides valuable additional storage and practicality, while a ground floor W.C. completes the downstairs accommodation.

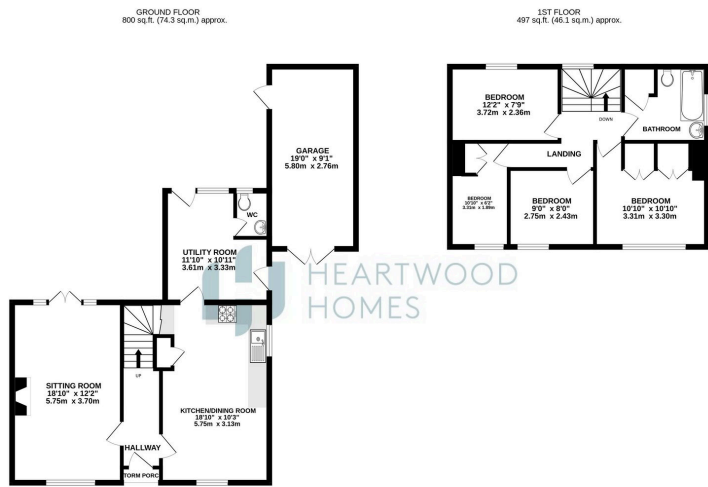
Upstairs, the generous galleried landing leads to four well-proportioned bedrooms and a spacious family bathroom, giving growing families flexibility and room to adapt as life changes.

Outside, the home enjoys a fantastic mature rear garden, offering a peaceful and private setting with plenty of space for children to play, summer entertaining or simply enjoying some quiet time outdoors. To the front, there is off-street parking, a neat front garden, side access and a detached garage.

Offering fantastic scope to extend and personalise, subject to the usual planning consents, this characterful home combines period charm with the opportunity to create a beautifully modern family space in one of St Albans' most sought-after locations.

This wonderful home won't be available for long, Call today to arrange your viewing and see the lifestyle this lovely St Albans home





TOTAL FLOOR AREA: 1296 sq.ft. (120.4 sq.m.) approx.

While every effort has been made to ensure the accuracy of the above information, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should be used as a guide only. The actual dimensions of the property may vary from those shown on the plan and no guarantee as to their accuracy or efficiency can be given. Made with MyHome3D.com



- 1930s semi-detached family home in a prime St Albans location
- Within easy reach of the mainline station, excellent schools and city centre
- Bright ideal aspect living room with doors opening onto the garden
- Useful utility room and ground floor W.C
- Off-street parking, side access and detached garage
- Excellent potential to extend and personalise subject to planning permission
- Four well-proportioned bedrooms and spacious family bathroom
- Large kitchen dining room ideal for family life and entertaining
- Beautiful mature rear garden with plenty of outdoor space to enjoy
- EPC Awaited

