

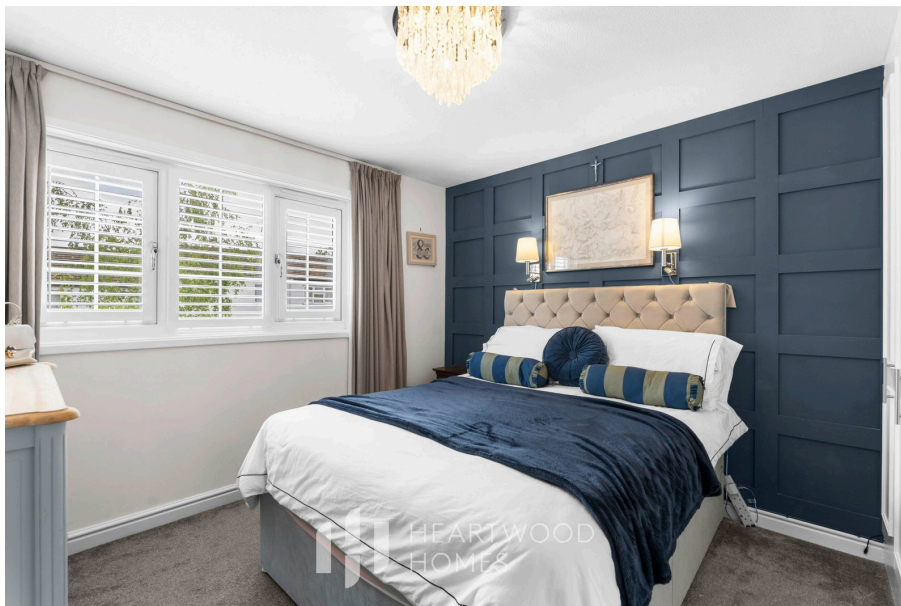


HEARTWOOD  
HOMES

# Holyrood Crescent, St. Albans, AL1 2LY

Offers Over £500,000

4 1 2



This beautifully presented four-bedroom family home offers a wonderful balance of space, style and practicality, creating a home that is perfectly suited to modern family life.

Situated on the popular south side of St Albans, the property enjoys a peaceful residential setting while still being within easy reach of excellent local amenities, highly regarded schools and convenient transport links, including access to the motorway networks. The historic city centre is only a short drive away, offering an excellent choice of independent shops, restaurants, traditional pubs, leisure facilities, as well as both St Albans City and Abbey train stations for commuters.

From the moment you step inside, the welcoming entrance hall gives a great first impression, with useful built-in storage and a ground floor cloakroom adding to the practicality of the home.

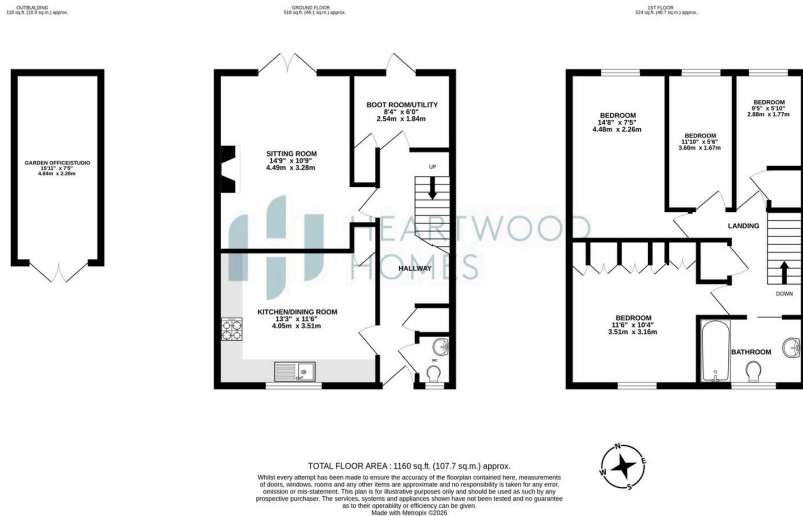
The heart of the property is the impressive open-plan kitchen and dining area, positioned at the front of the house and designed with everyday family living in mind. This bright and contemporary space provides plenty of room for cooking, dining and entertaining, making it the ideal place for family gatherings or catching up at the end of the day.

To the rear, the comfortable sitting room provides a more relaxed space to unwind, with doors opening onto the garden allowing the inside and outside spaces to flow together. The useful utility and boot room also opens directly onto the garden, offering the perfect space for busy family life, whether it's muddy shoes, coats or everyday essentials.

Upstairs, the home continues to impress with four well-proportioned bedrooms, providing flexibility for growing families, guests or those needing space to work from home. The modern family bathroom completes the first floor.

Outside, the front garden is neatly presented and enclosed by a





- Beautifully presented four-bedroom family home on the sought-after south side of St Albans
- A contemporary open-plan kitchen and dining area perfect for entertaining and everyday life
- A utility/boot room providing practical additional storage space
- Modern family bathroom and ground floor cloakroom
- Convenient location close to excellent schools, local amenities, motorway links and St Albans city centre
- Spacious and versatile accommodation designed for modern family living
- Comfortable sitting room with direct access onto the rear garden
- Four well-proportioned bedrooms offering excellent flexibility
- Converted garage providing a versatile home office, playroom, gym or additional living space

