






HEARTWOOD  
HOMES

# Robert Avenue, St. Albans, AL1 2QW

Offers Over £1,200,000

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An exceptional four double bedroom detached home extending to just under 2,500 sq. ft., situated on the highly sought-after Robert Avenue in St Albans. Boasting elevated rear views, this impressive property combines spacious accommodation, contemporary design, and a prime location, ideal for modern family living.

Upon entering, you are greeted by a wide and welcoming hallway that immediately conveys a sense of light and space throughout the home. The ground floor offers excellent versatility, including a generously sized fourth bedroom with an adjoining shower room, perfect for guests or multigenerational living. A separate cloakroom and a dedicated home office add to the practicality of the layout.

The standout feature is the expansive open-plan kitchen, living, and dining area, thoughtfully designed for both everyday living and entertaining. Flooded with natural light from large windows and sliding doors, this space seamlessly connects to the rear garden. A separate utility room keeps household tasks discreetly tucked away, while an additional cosy family room provides further flexibility.

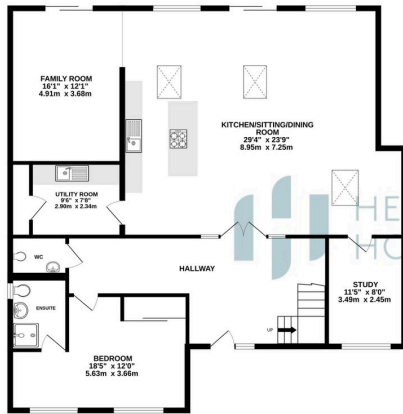
Upstairs, a striking staircase leads to a spacious galleried landing with a mezzanine style feel, enhancing the home's sense of openness. The first floor hosts three further well-proportioned double bedrooms. The principal suite is particularly impressive, featuring a walk-in wardrobe and a stylish ensuite shower room, creating a private and relaxing retreat. The remaining bedrooms are served by a contemporary family bathroom.

Outside, the property continues to impress with a substantial rear garden offering privacy and generous outdoor space. A large patio area is ideal for outdoor dining and entertaining, leading onto a well-maintained lawn bordered by mature planting. To the front, a private driveway provides ample off-street parking for several vehicles.

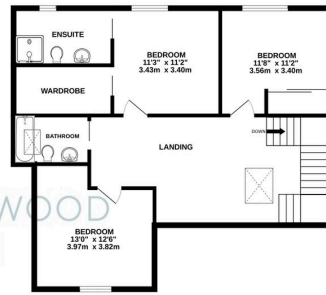
Robert Avenue is renowned as one of St Albans' most prestigious residential roads, known for its peaceful, leafy setting and attractive detached homes. The location offers excellent access to highly



GROUND FLOOR  
1615 sq.ft. (150.0 sq.m.) approx.



1ST FLOOR  
863 sq.ft. (80.2 sq.m.) approx.



TOTAL FLOOR AREA: 2478 sq.ft. (230.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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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- Impressive four double bedroom detached home extending to just under 2,500 sq.ft.
- Wide and welcoming entrance hall creating a bright and spacious first floor.
- Depressed home office and separate cloakroom providing excellent everyday living space.
- Additionally, ground floor features include a separate utility room and a cosy family room.
- Generous garden with patio and lawn, plus a private driveway providing ample off-street parking, all within a prestigious St Albans location close to schools, amenities, and transport links.
- Elevated position to the rear offering far-reaching views.
- Flexible ground floor layout including a fourth bedroom with its own shower room.
- Stunning open-plan kitchen, living, and dining area with large windows and sliding doors offering a gallery landing and three further well-proportioned double bedrooms, including a luxurious principal suite with walk-in wardrobe and ensuite.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	79	81
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	