

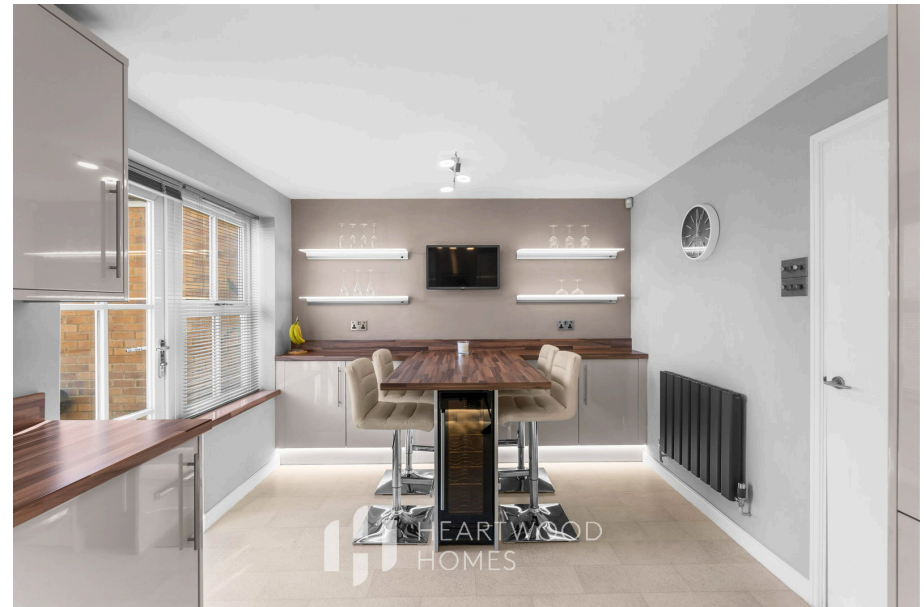


HEARTWOOD
HOMES

Longacres, St. Albans, AL4 0DR

£637,000

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Tucked away in a peaceful cul-de-sac, this beautifully presented two-bedroom home offers a calm and comfortable setting, perfect for unwinding at the end of the day while still being close to everything you need.

Mornings here could start with a short stroll to one of the nearby coffee spots, while families will love being just 656.7m from the highly regarded Beaumont School, along with other well-respected schools close by. Local shops, friendly pubs and eateries are all within easy reach, and the mainline station, just 1.4 miles away, makes commuting into London St Pancras simple and convenient. St Albans' historic city centre is also nearby, offering a great mix of shopping, dining and weekend exploring.

Step inside and you're welcomed by a bright entrance hall, complete with a sleek and modern W.C. The front-facing living room is a cosy retreat, ideal for relaxing evenings in. To the rear, the home really opens up into a spacious kitchen and dining area, thoughtfully designed with plenty of storage, integrated appliances and a breakfast bar that naturally becomes the hub of the home.

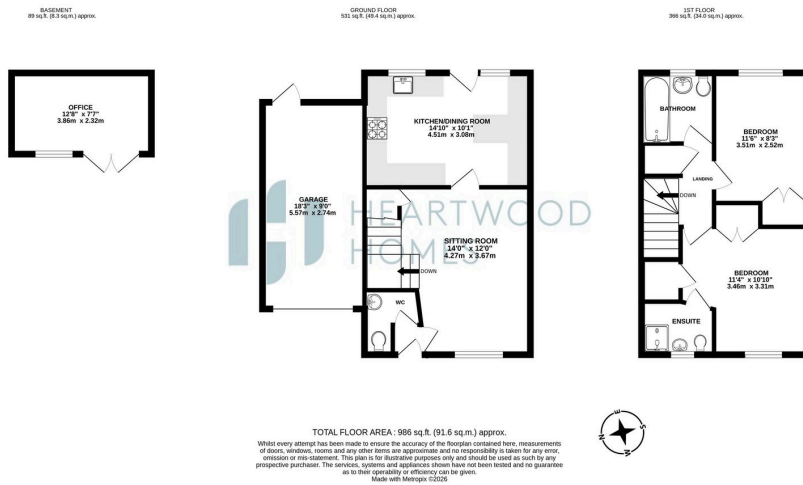
From here, doors lead straight out into the garden, creating a seamless indoor-outdoor flow that's perfect for summer days, whether that's a quiet morning coffee or hosting friends and family.

Upstairs, both bedrooms are generous doubles with fitted wardrobes, offering plenty of storage. The main bedroom enjoys its own stylish en-suite shower room, while the second bedroom is served by a modern and well-finished family bathroom.

Outside, the landscaped garden has been designed with ease in mind, featuring a large patio for dining, a well-kept lawn, and a fantastic summer room that works brilliantly as a home office, gym or creative space. It's a garden that's just as suited to relaxing as it is to entertaining.

The property also benefits from a garage to the side, offering





- Quiet cul-de-sac setting offering a peaceful and private feel
- 1.4 miles to the mainline station with direct links to London St Pancras
- Spacious kitchen/dining room with fitted appliances and breakfast bar
- Two generous double bedrooms, both with fitted wardrobes
- Garden with patio, lawn and summer room, plus garage potential and ample parking
- Just 656.7m from Beaumont School and close to other well-regarded schools
- Bright and cosy front-facing living room
- Direct access to a landscaped garden, ideal for indoor-outdoor living
- Main bedroom with modern en-suite plus a stylish family bathroom
- EPC Grade C

