



HEARTWOOD
HOMES

Sleapshyde Lane, Smallford, St. Albans, AL4 0SB

Offers Over £550,000

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A chain free, great size, three bedroom semi detached home which is set in the popular village of Sleafshyde, offering great access to the road networks including the the A1M and the M25. There are beautiful countryside walks just around the corner as well as a quaint country pub ' The Plough'.

This fantastic family home offers a great deal of potential to extend, subject to the relevant planning permissions. You enter the home via a well proportioned entrance hall and this leads to a bright and spacious living room to the front and to the rear is a fitted kitchen which opens to the large garden. There is also ample storage space and a ground floor bathroom. To the the first floor there are three generous double bedrooms with the master bedroom having the benefit of an ensuite.

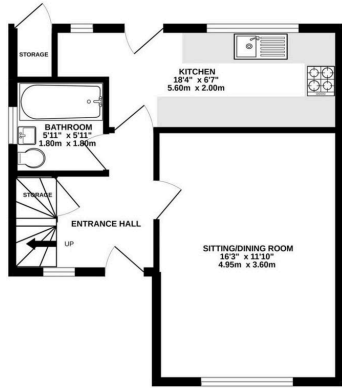
Externally there is a block paved front garden providing ample off street parking and a access to the large and mature rear garden which is in excess of 100ft and with the benefit of a Storage shed.

Only a short drive away is other local amenities such as The Galleria shopping centre, Notcutts Garden Centre and Oaklands College and University of Hertfordshire.

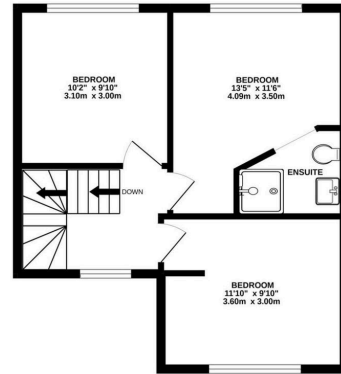
We have keys for the property and it's vacant so please call in today to book your appointment to view. EPC Grade C



GROUND FLOOR
420 sq.ft. (39.0 sq.m.) approx.



1ST FLOOR
420 sq.ft. (39.0 sq.m.) approx.



- Chain Free
- Semi rural location
- Ensuite and a family bathroom
- Off street parking
- Huge potential for extension STPP
- Three double bedrooms
- Large garden

TOTAL FLOOR AREA : 840 sq.ft. (78.0 sq.m.) approx.

While 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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