



HEARTWOOD
HOMES

Gresford Close, St. Albans, AL4 0UB

£575,000

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This fantastic, chain-free family home sits tucked away in a popular cul-de-sac, close to some of St Albans' best schools. You'll have everything you need nearby, with a variety of local shops, eateries, and scenic walks within reach. Plus, St Albans mainline station is only 1.8 miles away, making commutes easy.

Inside, the home has been thoughtfully updated to suit modern family life. The entrance hall welcomes you into an open-plan living and dining room, complete with double doors leading to a lovely rear garden, as well as a sleek, modern kitchen. Upstairs, you'll find three generously sized bedrooms and a family bathroom, offering plenty of space for everyone.

The front garden provides ample off-street parking, and the rear garden has a bright, sunny feel—ideal for relaxing or entertaining. While the previous planning permission for a single-storey rear extension has expired, there's potential to reapply and create even more space (subject to planning).

This home is sure to attract plenty of interest, so we'd recommend booking a viewing early to avoid disappointment.

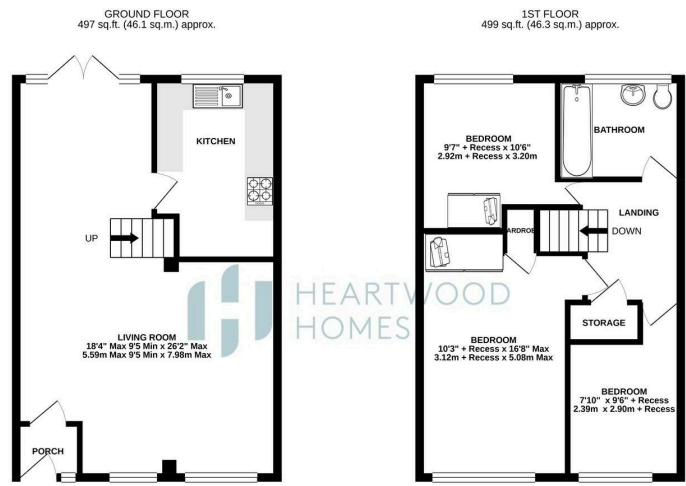
Note: The property had some movement over 20 years ago, which hasn't caused issues since. Feel free to ask us for more details.



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TOTAL FLOOR AREA: 995 sq.ft. (92.5 sq.m.) approx.

While every effort has been made to ensure the accuracy of the foregoing content, measurements of doors, windows, cupboards and other items are approximate and not intended to be used for any other purpose or as a statement. This plan is for illustrative purposes only and should be used as a guide for any prospective purchaser. The actual size of the property may vary and is not guaranteed as to their accuracy or efficiency can be given. Made with Hwange 1/2020



- Chain-free family home set in a popular, quiet cul-de-sac in St Albans.
- Close to local amenities—shops, eateries, and scenic walking spots nearby.
- Modernised interior with versatile, family-friendly layout.
- Spacious modern kitchen and easy access to a sunny rear garden.
- Ample off-street parking in the front garden.
- Located near highly regarded local schools and lovely outdoor spaces.
- Just 1.8 miles from St Albans mainline station, ideal for commuting.
- Welcoming entrance hall leading to an open-plan living/dining area.
- Three well-proportioned bedrooms and a family bathroom on the first floor.
- EPC Grade C

