



HEARTWOOD
HOMES

Forge End, St. Albans, AL2 3EQ

Offers Over £1,000,000

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Tucked away in peaceful cul-de-sac and backing onto open green space, this deceptively spacious six-bedroom detached home offers the perfect blend of modern family living and a superb location.

Just a short walk from the beautiful Greenwood Park — ideal for scenic walks, kids' playtime, or a friendly game of tennis — this home sits in a truly family-friendly spot. The highly regarded Killigrew School is within easy walking distance, and beloved local spots like Simmons bakery, The Three Hammers pub, and Gracey's Pizza (as featured in The Times) are all just around the corner.

The home has been thoughtfully modernised and provides light, flexible living accommodation across three floors. Step inside to a welcoming entrance hall with a convenient ground floor W.C., leading to a stunning 21ft bay-fronted living room. Double doors open into a spacious dining area, which flows seamlessly out onto the garden — a perfect setup for both entertaining and everyday family life.

The well-appointed kitchen connects to a bright, airy summer room that overlooks the beautifully landscaped rear garden. It's an ideal space for relaxed mornings, sociable weekends, and everything in between. There's also a garage on the side, complete with an additional shower room for added convenience.

On the first floor, you'll find four generously sized bedrooms. The principal bedroom features excellent storage and a stylish en-suite. Another of the rear bedrooms has been cleverly converted into a luxurious sauna and shower room, while the rest of the floor is served by a modern family bathroom.

The loft has been converted to provide two further spacious rooms, perfect as guest bedrooms, a home office, or an additional living area. With its vaulted ceilings and lovely views, this top floor feels wonderfully open and versatile.

Outside, the front driveway offers off-street parking for two vehicles, and the west-facing rear garden is private, beautifully landscaped,





- Spacious 6-bedroom detached family home
- Short walk to Greenwood Park and Killigrew School
- Bright kitchen flowing into airy summer room
- Sauna/shower room and ensuite to principal bedroom
- Driveway parking, garage with extra shower room, great access to St Albans & M1/M25
- Quiet cul-de-sac location backing onto green space
- Bay-fronted 21ft living room and separate dining area
- Converted loft with vaulted ceilings and scenic views
- Beautifully landscaped west-facing rear garden
- EPC Grade C

