



HEARTWOOD
HOMES

Cherry Hill, St. Albans, AL2 3AT

£900,000

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Set on a substantial corner plot, this chain free detached family home offers an unusually generous amount of outside space and exciting potential to create something truly special in Chiswell Green. With large gardens, a generous driveway, garage and carport, the plot provides plenty of scope for extension or possibly further development, subject to the necessary planning permissions.

The three-bedroom home itself offers a spacious and flexible layout, making it an excellent starting point for a family looking to modernise and create a long-term home to suit their own needs. While some updating would be beneficial, there is already a great deal of space to work with.

The welcoming entrance hall has built-in storage and a ground floor WC, leading through to a bright sitting room which flows into the dining room. Large doors open onto the rear garden, creating an easy connection between the main living space and the outdoors.

The kitchen overlooks the garden and is complemented by a useful breakfast room, while the adjoining dual aspect family room enjoys views across the garden. There is plenty of flexibility here for family life, whether used as a playroom, home office or additional sitting room. The garage also offers potential to be adapted for a variety of uses, subject to any necessary permissions.

Upstairs, there are three well-proportioned bedrooms, together with a family bathroom and separate WC, providing plenty of room for children, guests or working from home.

Outside is where this property really stands apart. The substantial rear garden includes generous areas of lawn, mature trees, established planting and patio areas for outdoor dining and entertaining. There is plenty of room for children to play, summer barbecues with friends or simply enjoying the garden, along with a second garage and brick-built shed to the rear.

Chiswell Green offers a lovely village-style setting with local schools,





- **EPGs Awaited**

