

 4 Bedrooms

 2 Bathrooms

 3 Receptions

 EPC Band C

Freehold

Council Tax Band:
G £3,907.37 (2025/2026)

Local Authority:
St Albans City & District Council



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Heyford End, Balmoral Close, St Albans, AL2 2BN
Guide price of £850,000

Situated in a quiet cul-de-sac, this detached home offers spacious living with 4 double bedrooms on 2 floors, blending comfort and functionality seamlessly.

Description

Upon entering the home, you are welcomed into a bright and expansive entrance hall. The ground floor features three well-proportioned reception rooms, including a generous office, a formal living room, and a separate dining area. The stylish kitchen/breakfast room is well-equipped, complemented by a separate utility room. A downstairs cloakroom completes the ground level. Upstairs, a light-filled landing leads to four spacious double bedrooms. The principal bedroom benefits from a luxurious en-suite bathroom, while the remaining bedrooms share a modern family bathroom. Built-in wardrobes in several rooms add to the home's practical appeal. Additional highlights include full double glazing, a Mega Flow hot water system, and quality finishes. Outside, the property enjoys a beautifully maintained rear garden. A garage with an electric door and a driveway offer secure parking. There is potential to reconfigure the ground floor layout, extend into the loft, and convert the garage, subject to permissions.

Location

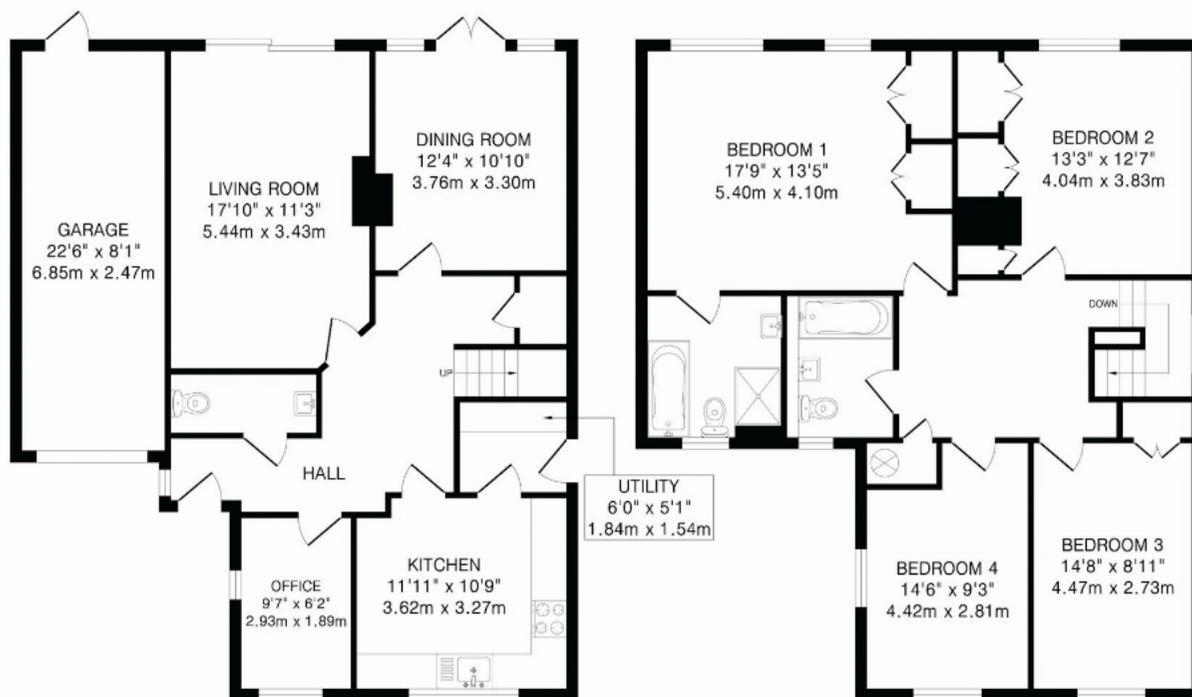
Heyford End is a quiet cul-de-sac in Park Street, near St Albans. Walk to How Wood shops, top schools, and bus services to St Albans/Watford. Close to How Wood rail station (St Albans-Watford). Surrounded by countryside, near M1/M25 motorways.



Buyers Information: - In compliance with the UK's Anti Money Laundering (AML) regulations, we are required to confirm the identity of all prospective buyers at the point of an offer being accepted and use a third party, Identity Verification System to do so. There is a nominal charge of £48 (per person) including VAT for this service. For more information, please refer to the terms and conditions section of our website.







Ground Floor
951 sq.ft.(88.3 sq.m)approx.

First Floor
930 sq.ft.(86.4 sq.m)approx.

TOTAL FLOOR AREA: 1881 sq.ft.(174.7 sq.m)approx.
This floorplan is for illustration purposes only. The measurements and position of each element are approximate and must be viewed as such.

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