



Heritage Close, High Street, St Albans, AL3 4EB

Price £525,000



## Heritage Close, High Street, St Albans, AL3 4EB

Enjoy living in this centrally located private gated and unique close which boasts stunning views of the abbey and the countryside beyond.

This property has accommodation arranged over two floors which includes a large open plan living/dining room with doors opening onto a south-facing terrace, a kitchen, three bedrooms and a first floor bathroom. The master bedroom has a south-facing balcony.

Heritage Close is conveniently located in the city centre providing access to everyday living with all the shopping and leisure activities at your doorstep. The mainline station is also close by with fast trains to St Pancras only 18 minutes from St Albans.



## ACCOMMODATION

### Entrance Hall 8'8 x 9'2 (2.64m x 2.79m)

Wooden door with glazed panel to front, single radiator, large storage cupboard, stairs rising to first floor, entry phone system.

### Living Room 16'0 x 16'4 (4.88m x 4.98m)

Large picture window and door to rear that lead out onto a terrace, two double radiators.

### Kitchen 10'7 x 6'9 (3.23m x 2.06m)

Window to front, range of wall and base mounted units with work surface over, inset one and a half bowl single drainer sink unit with mixer tap, built in oven and hob with cooker hood over, space for fridge freezer, central heating boiler.

### Terrace

Access via living / dining room is a delightful private terrace.

## FIRST FLOOR

### Landing 8'5 x 9'2 (2.57m x 2.79m)

Access to loft space, two storage cupboards.

### Bedroom One 9'4 x 16'3 (2.84m x 4.95m)

Window and door leading out onto balcony, double radiator.

### Balcony 5'0 x 16'0 (1.52m x 4.88m)

Covered balcony with views onto the Abbey.

### Bedroom Two 8'8 x 6'10 (2.64m x 2.08m)

Double glazed window to front, storage cupboard, single radiator.

### Bedroom Three 8'3 x 7'2 max (2.51m x 2.18m max)

Double glazed window to front, storage cupboard, single radiator.

### Bathroom 8'5 x 6'9 (2.57m x 2.06m)

Suite comprising of panel bath, shower over, low level wc, pedestal wash handbasin, double radiator, partly tiled walls.

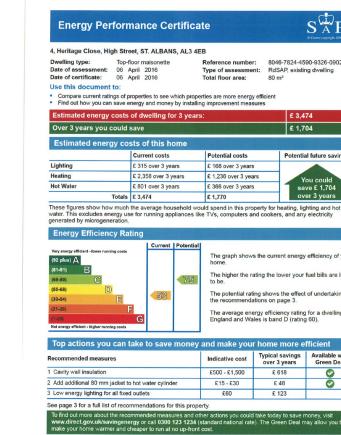
## Viewing Information

BY APPOINTMENT ONLY THROUGH  
PUTTERILLS, THROUGH WHOM ALL  
NEGOTIATIONS SHOULD BE CONDUCTED.

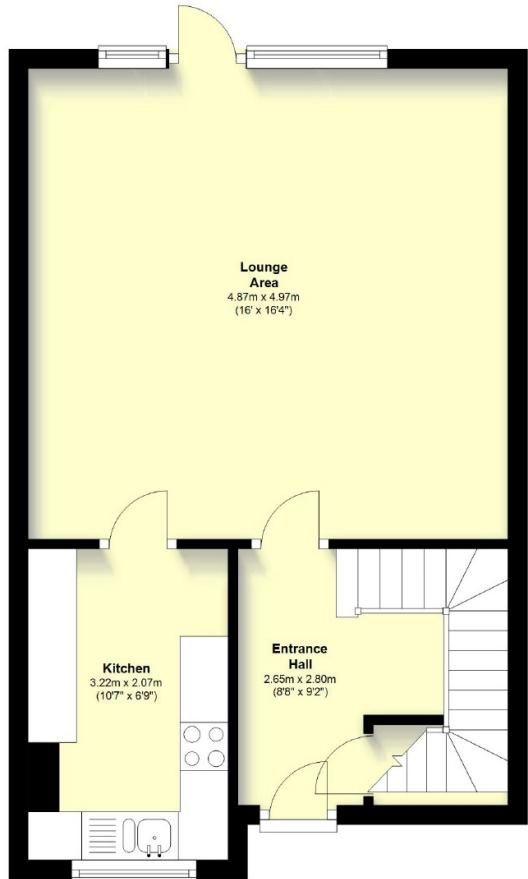


## Environmental Impact Rating

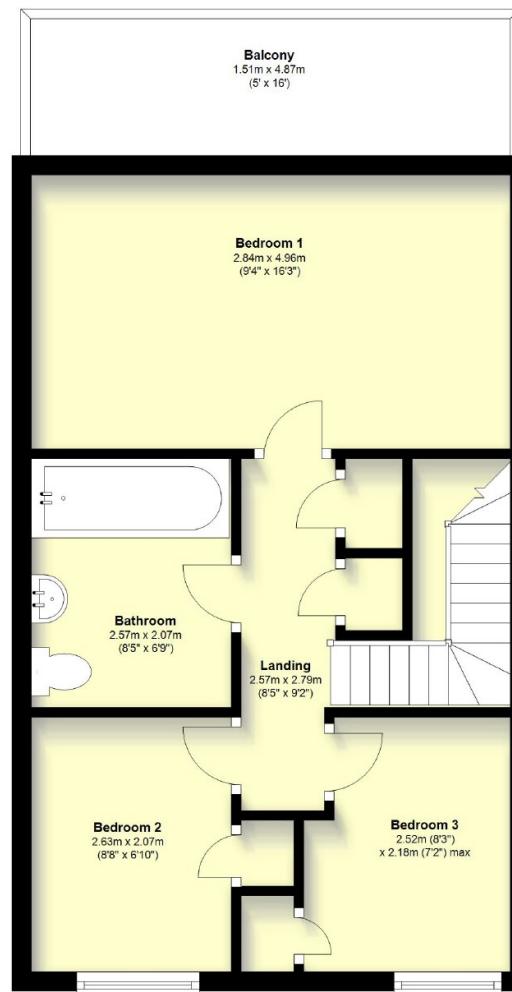
The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating, the less impact it has on the environment.



**Ground Floor**  
Approx. 39.0 sq. metres (420.1 sq. feet)



**First Floor**  
Approx. 40.7 sq. metres (438.1 sq. feet)



Total area: approx. 79.7 sq. metres (858.2 sq. feet)

4 Heritage Close

**IMPORTANT NOTICE:** These particulars are for guidance only. Whilst every effort has been made to ensure the accuracy of the descriptions, plans and measurements, these are not guaranteed and they do not form part of any contract. We have not tested any of the services, equipment or fittings. No persons in this firms employment has the authority to make or give any representation or warranty in respect of the property. Interested parties should satisfy themselves as to the conditions of any such items considered material to their prospective purchase and may wish to consult an independent advisor. It should not be assumed that any of the articles depicted in these particulars are included in the purchase price.

**Tel: 01727 898150**  
37 Chequer Street  
St Albans  
Herts  
AL1 3YJ  
Email: [stalbans@putterills.co.uk](mailto:stalbans@putterills.co.uk)  
[www.putterills.co.uk](http://www.putterills.co.uk)

