



**BRADFORD
& HOWLEY**
HARPENDEN | MARSHALSWICK | ST ALBANS

Heath Road, St. Albans, AL1 4DP
Asking Price £780,000

Located within the highly sought after Bernards Heath area of St Albans, this charming character terraced home offers beautifully balanced accommodation arranged over three floors. Combining period charm with modern living, the property is ideally positioned within easy reach of the city centre, mainline station and the open green spaces of Bernards Heath itself, making it perfectly suited to both commuters and families alike.

The ground floor centres around a bright and spacious open-plan lounge/dining room, creating a welcoming environment for both everyday living and entertaining.

The well-proportioned reception space enjoys an abundance of natural light and provides clearly defined areas for relaxing and dining, whilst retaining a wonderful sense of openness throughout.

The open kitchen has been thoughtfully designed to complement the living space, offering ample storage, generous preparation areas and a sociable layout that works equally well for family life and hosting guests.

Arranged over the upper floors are three well-proportioned bedrooms, providing flexible accommodation for growing families, visiting guests or those requiring a dedicated home office.

Two bathrooms serve the property, enhancing both convenience and practicality for modern lifestyles, whilst the overall layout makes excellent use of the available space.

Externally, the delightful rear garden provides a peaceful retreat and an ideal space for outdoor dining, entertaining and relaxation during the warmer months. Enjoying a pleasant outlook and a good degree of privacy, it offers a wonderful extension of the living accommodation and a tranquil escape from the bustle of city life.

Bernards Heath remains one of St Albans' most desirable residential locations, renowned for its strong sense of community, attractive parkland and excellent local amenities.

The city centre's extensive selection of shops, cafés, restaurants and leisure facilities are all within easy reach, whilst excellent transport links provide convenient access further afield.

This is a wonderful opportunity to acquire a character home in one of St Albans' most sought-after settings.

Tenure: Freehold
Council Tax Band: D
EPC Rating: D

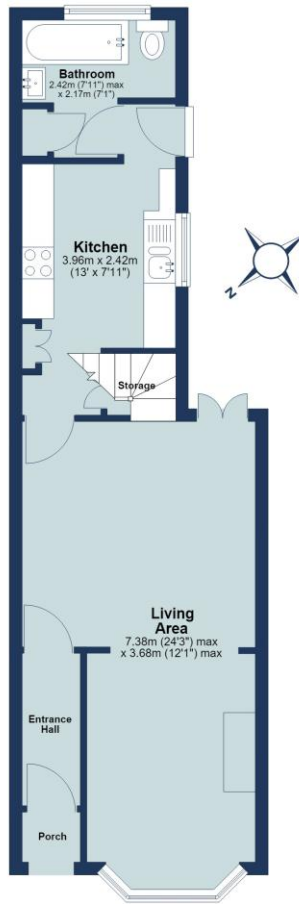








Ground Floor
Approx. 41.2 sq. metres (443.3 sq. feet)



First Floor
Approx. 40.9 sq. metres (440.3 sq. feet)



Total area: approx. 82.1 sq. metres (883.6 sq. feet)

Floor plan is for marketing purposes only and is to be used as a guide.
Plan produced using PlanUp.

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