



HEARTWOOD  
HOMES

# Clarence Road, St. Albans, AL1 4NG

Offers Over £1,000,000

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A deceptively spacious four bedroom town house which is perfectly situated on one of St Albans premier roads directly opposite the beautiful Clarence Park, with Verdi's Italian kitchen/coffee shop and the train station just a short walk through the park. The vibrant city centre with it's wide variety of shopping and leisure facilities and eateries, You have the added benefit of a selection of sought after schools locally.

This well presented home offers spacious and versatile accommodation set over three floors and with huge potential to extend, planning permission is already passed, see the planning ref 5/2023/1415. Starting in the storm porch which opens to the entrance hall where you access the utility room, bedroom four, the attractive ground floor shower room and the integral garage.

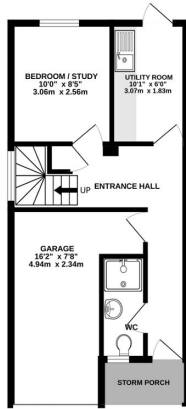
To the first floor you have a fitted kitchen and a wonderful open plan living/dining which opens to a lovely balcony overlooking Clarence Park. Onto the top floor there are three well proportioned bedrooms and an attractive family bathroom.

Externally to the front you have hardstanding providing ample off street parking and to the rear there is a great size and well groomed rear garden with a large patio are ideal for entertaining.

We don't expect this fantastic home to be around for long so please call in today and book you appointment to view. EPC Grade C.



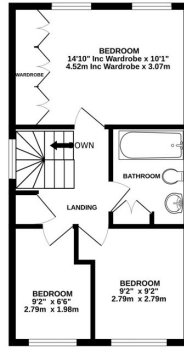
GROUND FLOOR  
434 sq ft. (40.3 sq m.) approx.



1ST FLOOR  
407 sq ft. (37.8 sq m.) approx.



2ND FLOOR  
407 sq ft. (37.8 sq m.) approx.



TOTAL FLOOR AREA - 1247 sq ft. (115.9 sq m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of blocks, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metreps (2023)



- Potential to extend with planning approved (ref 5/2023/1415)
- Living room with balcony
- Balcony overlooking the beautiful Clarence Park
- Modern bathroom and shower room
- Close to the station and the city centre
- Attractive and great size rear garden
- Off street parking & a garage
- EPC Grade C

