



HEARTWOOD
HOMES

Abbots Park, St. Albans, AL1 1TW

£450,000

4 3 1



A spacious and chain-free townhouse, offering flexible living accommodation throughout. Currently let as an HMO generating an excellent income (please contact us for details), the property could also be easily converted back into a family home.

This generously proportioned four-six bedroom townhouse is in need of some modernisation but benefits from a prime location, providing easy access to the mainline train station with direct services to London, highly regarded local schools, and the extensive leisure facilities of St Albans' vibrant city centre.

The ground floor features an entrance hallway leading to a self-contained studio/bedroom, a fully fitted kitchen, and an open-plan living and dining area with ample storage and plenty of natural light.

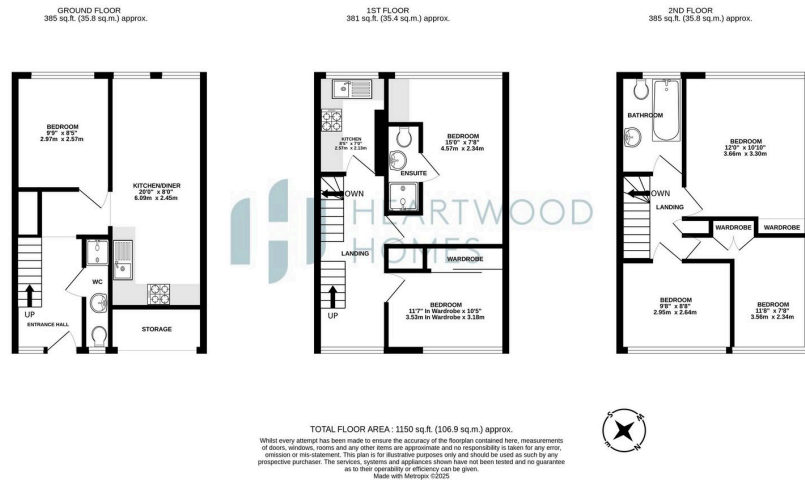
On the first floor, you'll find a second kitchen, a large bedroom with an en-suite shower room, and another spacious bedroom with generous storage.

The second floor comprises three double bedrooms and a large family bathroom.

Externally, the property benefits from off-road parking for one car at the front and beautifully maintained communal gardens to the rear.

Please call in today to make this home yours!





- Chain-free, spacious townhouse with flexible living options.
- Easily converted back into a family home if desired.
- Two kitchens and open-plan living/dining areas for convenience.
- Close to highly regarded schools and city centre amenities.
- Beautifully maintained communal gardens to the rear.
- Currently an HMO with excellent rental income (contact us for details).
- Four well-proportioned bedrooms across three floors.
- Prime location near the train station with direct London access.
- Off-road parking for one car at the front.
- EPC Grade C

