



HEARTWOOD  
HOMES

# Camlet Way, St. Albans, AL3 4TL

£775,000

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A chain-free three-bedroom family home, nestled in a sought-after cul-de-sac where ducks are known to wander the street—adding to the charm of this peaceful setting. Located within the St Michael's Village conservation area, you're just a short stroll from Verulamium Park and Lake, perfect for scenic walks and outdoor relaxation. St Albans' vibrant city centre is just 0.7 miles away, offering a fantastic selection of shops, pubs, and eateries, with the mainline train station approximately 1.3 miles away for easy commuting.

While the property does require some updating, it offers generously proportioned and well-planned accommodation. The welcoming entrance hall leads to a downstairs W/C, a good-sized kitchen, and a spacious, light-filled living/dining room with doors opening onto the rear garden.

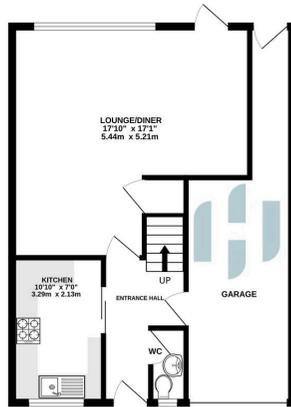
Upstairs, you'll find two double bedrooms with built-in wardrobes, a further single bedroom with built-in storage, and a family bathroom. The large landing also features additional built-in cupboards, providing plenty of storage.

Outside, the home benefits from a private rear garden with a patio and lawn, plus a driveway and garage to the front offering off-street parking. There's also potential for conversion or extension (subject to the usual planning consents).

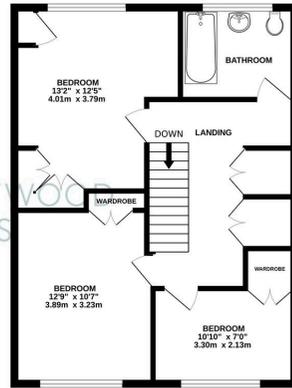
This vacant property is ready for its next chapter—call today to arrange your viewing!



GROUND FLOOR  
587 sq.ft. (54.5 sq.m.) approx.



1ST FLOOR  
587 sq.ft. (54.5 sq.m.) approx.



TOTAL FLOOR AREA: 1173 sq.ft. (108.0 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of floor, wall, ceiling, 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 HEMPHIS 10/20



- Chain-free three-bedroom home in a sought-after cul-de-sac.
- Short stroll to Verulamium Park & Lake.
- Spacious living/dining room with garden access.
- Large landing with ample built-in storage.
- Vacant and ready to view – call today!
- Located in St Michael's Village conservation area.
- 0.7 miles to St Albans city centre; 1.3 miles to the station.
- Private rear garden, driveway, and garage.
- Potential for extension or conversion (STPP).
- EPC Grade D

