



HEARTWOOD  
HOMES



# Paxton Road, St. Albans, AL1 1PF

£900,000

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This charming three-bedroom period home is set in a highly sought-after location, right in the heart of St Albans. You'll have the historic city centre just a short stroll away, plus the mainline station within easy reach, making trips into London via St Pancras a breeze. There's great local schooling nearby too, and if you enjoy a walk, the Nunnery ruins, Watercress nature reserve, and Verulamium Park are all close by.

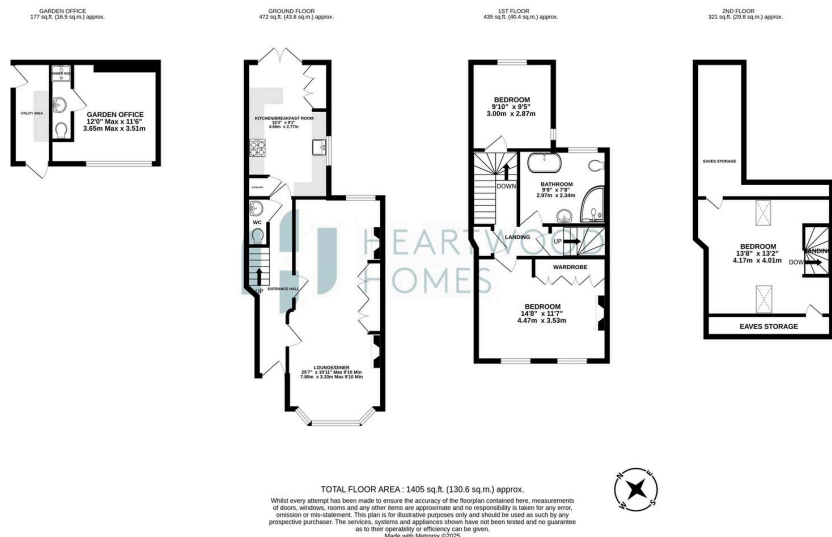
Step inside and you're greeted by a welcoming entrance hall that leads into a lovely, open-plan living and dining room with a bay window, feature fireplace, and decorative shutters. At the back of the house, the modern kitchen/breakfast room is a real highlight – complete with integrated appliances, a handy breakfast bar, and doors that open out to the garden – ideal for entertaining or relaxed family time.

Upstairs you'll find a generous main bedroom with its own feature fireplace, a second bedroom, and a stylish bathroom. The loft has also been converted to create a great-sized third bedroom.

Outside, the rear garden is a real bonus – a good size and well kept, with a timber garden room that's perfect for use as a home office, gym, or bar. There's even a shower and utility space tucked away too.

Get in touch today to book your viewing – this is a lovely home in a brilliant location.





- Three-bedroom period home with lovely bay-fronted charm
- Short walk to St Albans station with direct trains to London
- Stylish kitchen/breakfast room with integrated appliances and garden access
- Modern and well-finished family bathroom
- Generous rear garden with space to relax and entertain
- Prime city centre location, ideal for commuters and city living
- Open-plan living/dining room with feature fireplace and shutters
- Spacious main bedroom with character fireplace
- Timber garden room with shower – perfect for a home office, gym or bar
- EPC Grade D

