



HEARTWOOD  
HOMES



# Bedford Road, St. Albans, AL1 3BH

£635,000

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A delightful Victorian two-bedroom home, tucked away in the heart of St Albans' Conservation Area. Perfectly placed, it's just a short stroll to both the mainline station – with direct links into London St Pancras – and the vibrant city centre, where you'll find an excellent choice of shops, pubs and restaurants. Ideal for those looking to enjoy a modern lifestyle with everything close at hand.

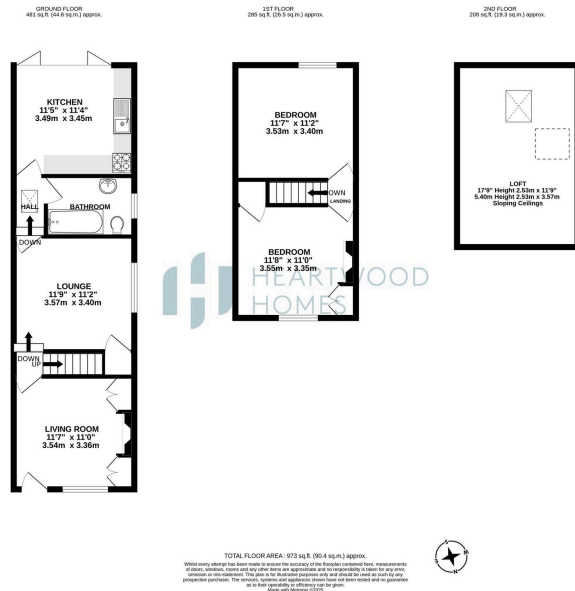
This attractive home, offered with no onward chain, has been extended and thoughtfully presented throughout. You're welcomed into a cosy sitting room complete with a charming feature fireplace, which then flows into a generous lounge and a stylish ground floor bathroom. At the back of the house, the kitchen/breakfast room is a real highlight – beautifully finished with bi-folding doors that open straight out onto the garden, making it perfect for relaxed family living and entertaining.

Upstairs, there are two well-proportioned double bedrooms, and access to a part converted loft space with a Velux style window and a pull down ladder.

Outside, the garden is surprisingly generous, starting with a raised deck directly off the kitchen – a lovely spot for summer evenings and al fresco dining. Steps lead down to a lawn surrounded by mature plants, trees and shrubs, giving a real sense of privacy and greenery. There's also a large shed providing plenty of storage. To the front of the property there is residents permit parking and there are local carparks.

Homes like this rarely stay available for long, so if you'd like to take a closer look, please get in touch to arrange a viewing.





- Charming Victorian home in St Albans' Conservation Area
- Easy access to St Albans Station & London St Pancras
- Two well-proportioned double bedrooms
- Additional lounge offering flexible living space
- Offered with no onward chain
- Just minutes' walk to city centre shops, pubs & restaurants
- Modern kitchen/breakfast room with bi-fold doors
- Cosy sitting room with feature fireplace
- Generous garden with raised decking & lawn
- EPC Grade D

