



HEARTWOOD  
HOMES

# Mercers Row, St. Albans, AL1 2QS

£335,000

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Presented in exceptional condition throughout, this beautifully maintained one bedroom cluster house offers stylish, low maintenance living, making it an ideal first time purchase, investment opportunity or downsizer's home. Offered to market with no onward chain.

The property has been thoughtfully updated and lovingly cared for, boasting a bright and welcoming living space with contemporary décor, a modern fitted kitchen and a spacious double bedroom. Double doors from the living area open directly onto the private garden, creating a wonderful indoor outdoor flow and providing the perfect space for relaxing or entertaining. The well-appointed bathroom is finished to a high standard, while the home's immaculate presentation allows any purchaser to move straight in with nothing to do.

Occupying a tucked away position, the property enjoys attractive views over the neighbouring park, offering a peaceful setting rarely found with homes of this type. Externally, the home benefits from its own private entrance, a private garden, allocated parking and well maintained communal surroundings, further enhancing its appeal.

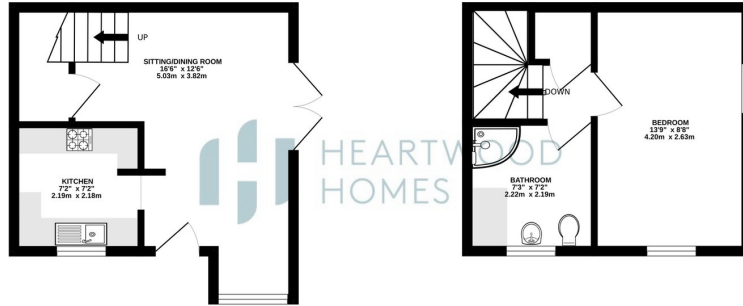
Conveniently positioned within easy reach of local amenities, excellent transport links and the vibrant city centre, this charming home combines comfort, style and practicality in equal measure.

A rare opportunity to acquire a truly turnkey property in an enviable setting – early viewing is highly recommended.



GROUND FLOOR  
229 sq.ft. (21.3 sq.m.) approx.

1ST FLOOR  
218 sq.ft. (20.2 sq.m.) approx.



TOTAL FLOOR AREA: 447 sq.ft. (41.5 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms 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.  
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- Beautifully presented one-bedroom cluster house
- Bright and stylish living area with double doors to the garden.
- Spacious double bedroom
- Private rear garden providing the perfect space for relaxing or entertaining.
- Conveniently located close to local amenities
- Ideal first-time purchase
- Modern fitted kitchen with ample storage and quality finishes.
- Well-appointed bathroom finished to a high standard.
- Tucked-away position overlooking the neighbouring park.
- No onward chain

