



HEARTWOOD
HOMES

Clarence Road, St. Albans, AL1 4NG

Offers Over £1,100,000

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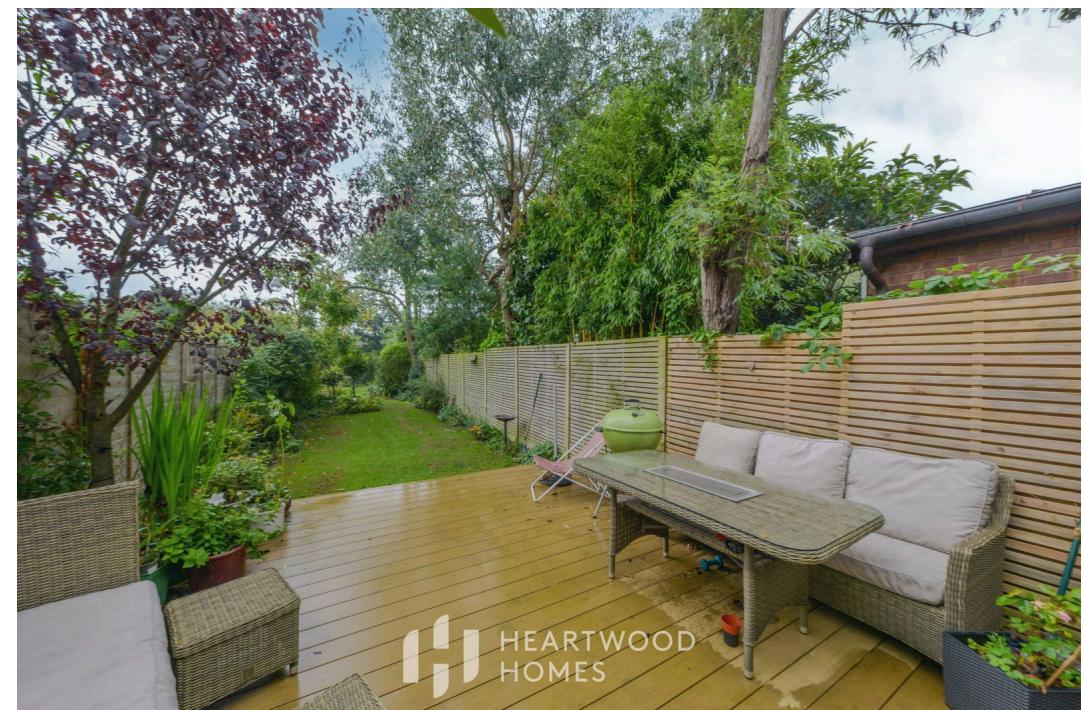
Set on one of St Albans' most sought-after roads, this surprisingly spacious four-bedroom townhouse enjoys a wonderful outlook straight across Clarence Park. Mornings can start with a walk through the park to Verdi's for coffee, or an easy stroll to the station for the commute. The city centre is close by too, offering a great mix of shops, restaurants and places to relax, with some excellent schools also within easy reach.

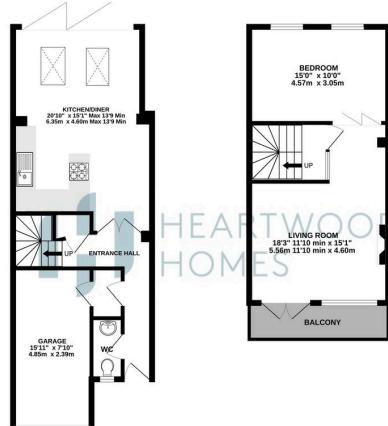
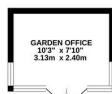
The house is arranged over three floors and feels bright, open and flexible, making it ideal for modern family life. You enter through a storm porch into a welcoming hallway, with a handy utility area, ground floor WC and access to the integral garage. To the rear is the heart of the home. The open-plan kitchen, dining and family space is flooded with natural light thanks to two large skylights and full-width sliding doors that open directly onto the garden. It's a brilliant space for everyday living, hosting friends or enjoying long summer evenings outside.

On the first floor, the main living room opens onto a balcony with lovely views across Clarence Park, a perfect spot for a morning coffee or winding down in the evening. There is also a bedroom on this level, ideal for guests or as a home office. The top floor offers three well-proportioned bedrooms, including a main bedroom with ensuite, along with a stylish family bathroom.

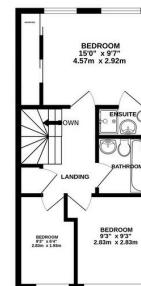
Outside, the front provides generous off-street parking. The rear garden is a great size and beautifully kept, with a large decked area that works perfectly for entertaining. There's also a separate garden office, ideal for working from home or creating a quiet retreat away from the house.

Homes in this location are always popular, so get in touch to arrange a viewing and see what makes this one so special.





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TOTAL FLOOR AREA: 1392 sq ft. (129.3 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or inaccuracy. The services, systems and appliances shown have not been tested and no guarantee is given to their condition. The vendor does not make any representation concerning the services, systems and appliances shown. As to the services, systems and appliances shown have not been tested and no guarantee is given.
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- Prime St Albans location overlooking Clarence Park with open green views
- Surprisingly spacious four-bedroom townhouse arranged over three floors
- Living room with balcony enjoying park views
- Generous rear garden with large decked area for outdoor dining
- Off-street parking and integral garage

- Easy walk through the park to Verdi's, the mainline station and the city centre
- Bright open-plan kitchen, dining and family room with skylights and sliding doors to the garden
- Mezzanine bedroom with ensuite plus a stylish family bathroom
- Separate garden office, perfect for working from home
- EPC Grade C

Energy Efficiency Rating

