



HEARTWOOD  
HOMES

# Paxton Road, St. Albans, AL1 1PF

Offers Over £800,000

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Tucked away in one of the most desirable pockets of St Albans, this charming three bedroom period home offers the best of city living with a real sense of calm and character.

From here, you can stroll into the historic city centre for coffee, dinner or a wander around the market, and the mainline station is within easy reach, with fast trains into London St Pancras International, making commuting or days out effortless. Excellent local schooling is close by, and for fresh air and weekend walks you have the Nunnery ruins, Watercress Nature Reserve and Verulamium Park all within easy reach.

Step inside and there's an immediate warmth to the home. The welcoming entrance hall leads through to a beautiful open plan living and dining space, complete with a bay window and feature fireplace. It's a lovely room for cosy evenings in, but also works brilliantly when friends and family come round.

To the rear, the generous kitchen and breakfast room is a real highlight. There's plenty of space for cooking, chatting and gathering around the table, and the door straight out to the garden makes it perfect for summer evenings, barbecues and relaxed family time.

Upstairs, the main bedroom is a generous and peaceful retreat, with its own feature fireplace adding character and an ensuite. There's two further well proportioned bedrooms and an attractive family bathroom, all presented in keeping with the home's period charm.

Outside, the rear garden is a wonderful bonus. Mature, well kept and a great size, it offers space to unwind, entertain or simply enjoy a quiet morning coffee.

This is a home that blends character, convenience and lifestyle beautifully. Get in touch to arrange a viewing, we would love to show you around.





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TOTAL FLOOR AREA: 955 sq ft (88.7 sq m) approx.  
While every effort has been made to ensure the accuracy of the figures contained here, measurements of actual areas should be taken when the property is viewed and measurements taken for the purposes of a purchase contract. The amount, location and appearance of items may vary without notice and are provided for information only.



- Sought after central St Albans location close to the city centre
- Close to highly regarded local schooling
- Attractive period home with character features throughout
- Generous kitchen and breakfast room with direct access to the garden
- Mature, well kept rear garden
- Easy reach of the mainline station with fast links to London St Pancras
- Short walk to Verulamium Park, Watercress Nature Reserve and historic surroundings
- Open plan living and dining room with bay window and feature fireplace
- Spacious main bedroom with feature fireplace and an ensuite
- EPC Grade Awaited

