



HEARTWOOD
HOMES

Hedwig House, Alma Road, St. Albans, AL1 3BW

£1,850,000

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Hedwig House is a beautiful detached Victorian family home of over 3100 Square foot, originating from around 1865, which pleasantly retains many of its original period features and charm. Thoughtfully improved and extended by the current owners, it now offers spacious and comfortable accommodation ideally suited to modern family life.

This exceptional home is offered for sale with no chain located in a highly sought-after residential area, just a short stroll (approximately 0.2 miles) from the mainline station, with direct trains into London St Pancras International in under 20 minutes.

The surrounding area has a lovely "London village" feel, with a fantastic selection of independent shops, cafés, restaurants and pubs to enjoy. The vibrant city centre is also within easy reach (around 0.5 miles away), offering a wide range of shops, eateries and leisure facilities. Families will appreciate the proximity to several highly regarded primary and secondary schools.

This authentic, locally listed home benefits from the high ceilings typical of the period, along with sash bay windows, ornate coving, original fireplaces, a mosaic tiled hallway floor, and beautiful stained glass and woodwork—features that characterise the era and add to the home's unique appeal.

You start with a charming storm porch, leading through a stained-glass front door into a grand entrance hall, complete with a beautiful mosaic tiled floor, a wide staircase, original handrail and balustrade. From here, doors lead to the impressive bay-fronted living room, which boasts tall ceilings and a log burner with marble mantle piece. The dining room is equally stunning, with a bay window and window seat, and a feature fireplace with a brick surround and grand marble mantle piece.

To the rear, the large, bespoke fitted kitchen/breakfast room features a substantial central island and double doors opening onto the delightful, landscaped rear garden—perfect for entertaining or enjoying time with family. A cloakroom completes the ground floor.





TOTAL FLOOR AREA: 3115 sq ft (289.4 sq m.) approx.
 While every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 listed and no guarantee as to their operability or efficiency can be given.
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- Beautiful chain free detached Victorian home dating back to circa 1865
- Stunning bay-fronted living and dining rooms with tall ceilings and feature fireplaces
- Completed basement with natural light—ideal as an office, playroom or cinema
- Stylish family bathroom with roll-top bath and separate dressing room
- Good-sized detached single garage with separate converted garage used as a home office/ gym, gravel off-street parking
- Packed with original features including sash bay windows, ornate coving, fireplaces, sash bay kitchen/breakfast room with central island and double doors to the garden
- Four generous bedrooms across the upper floors, including a guest room with ensuite
- Large rear garden, decked seating area, and paved front/side garden for off-street parking available for 3 cars



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		71
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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