



HEARTWOOD
HOMES

Hamilton Road, St. Albans, AL1 4PZ

£1,400,000

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This lovely period home has been extended with real care, creating flexible spaces that suit modern family life while keeping all the character that makes a house feel special. It sits on a welcoming residential street, just a short stroll from local shops, the mainline station and the lively city centre with its mix of places to eat, drink and shop. Clarence Park is close by too, perfect for morning dog walks, family strolls or a bit of fresh air at the weekend. The park's coffee shop and café is a real local favourite, a relaxed spot to enjoy a coffee or even a glass of wine.

Set back from the road, the home greets you with a pretty front garden, off street parking and access to a substantial garage. Inside, the layout works brilliantly for day to day living. The entrance hall leads to a handy shower room and a generous utility and boot room ideal for busy mornings and muddy shoes. At the front, the bay fronted living room is a cosy spot to unwind, complete with an attractive fireplace. To the rear, a spacious family room opens directly onto the garden, perfect for relaxed evenings and weekend hangouts.

The open plan kitchen and dining space really is the heart of the home. It is designed for cooking, chatting, homework, hosting and everything in between. It is the kind of room that naturally brings everyone together.

Upstairs, there are three comfortable double bedrooms and a well sized single. The main bedroom enjoys garden views and its own ensuite, while a sleek family bathroom serves the rest of the floor.

The entire top floor is a bright and airy retreat. It is a huge, versatile space that works beautifully as a bedroom, playroom, cinema room or even a generous main suite. There is also the huge benefit of ample eaves storage space!

The garden is a real treat. With a large lawn and a paved seating area, it is spot on for summer BBQs, kids playing outside or simply relaxing with a coffee.





- Extended period home blending original charm with modern family living
- Moments from Clarence Park, ideal for walks and fresh air
- Pretty front garden, off street parking and an oversized garage
- Large family room opening onto the garden, ideal for relaxed get togethers
- Open plan kitchen and dining space designed for cooking, hosting and everyday life
- Short walk to the city centre, mainline station and local shops
- Clarence Park & café close by, great for pleasant walks, coffee breaks or a relaxed glass of wine
- Open plan living room with fireplace, perfect for cosy evenings
- Open plan kitchen and dining space designed for cooking, hosting and everyday life
- EPC Awaited

