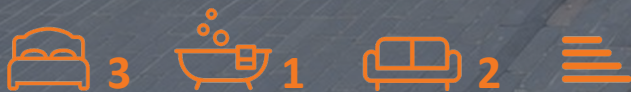




56 Heath Road, St. Albans, AL1 4DP

Guide price £750,000 Freehold



56 Heath Road

St. Albans, AL1 4DP

A beautifully presented and skilfully extended three-bedroom Victorian terraced home, ideally located in the heart of Bernards Heath. Offering bright, versatile accommodation across two floors, this attractive property combines character features with modern family living and is within easy walking distance of St Albans City centre, the mainline station and highly regarded local schools.

The property begins with a welcoming entrance hall, leading to a separate living room at the front of the house moving through to the heart of the home, an impressive open-plan kitchen/dining/family room, extended across the full width of the property to create a superb everyday living and entertaining space. The ground floor is further complemented by a useful cloakroom W.C and under-stairs storage.

On the first floor are three bedrooms, including a generous principal bedroom with fitted storage, alongside a well-proportioned second bedroom and a third bedroom, ideal as a nursery or a guest room. These are served by a stylishly tiled family bathroom.

Outside, the rear garden is mainly laid to lawn with a patio seating area and enjoys the added benefit of a detached garden room, offering excellent flexibility as a home office, gym, studio or hobby room.

Heath Road is ideally positioned within the desirable Bernards Heath area, just a comfortable walk from St Albans City centre and the mainline station, providing fast and frequent services into London. The property is also close to the open green spaces of Bernards Heath and is well placed for a selection of highly regarded local schools.





ACCOMMODATION

Lounge

11'5 x 9'5 (3.48m x 2.87m)

Kitchen/Dining/Family

14'1 x 12'9 (4.29m x 3.89m)

Cloakroom Cupboard

FIRST FLOOR

Bedroom One

12'9 x 11'6 (3.89m x 3.51m)

Bedroom Two

12'9 x 8 (3.89m x 2.44m)

Bedroom Three

9'9 x 5'8 (2.97m x 1.73m)

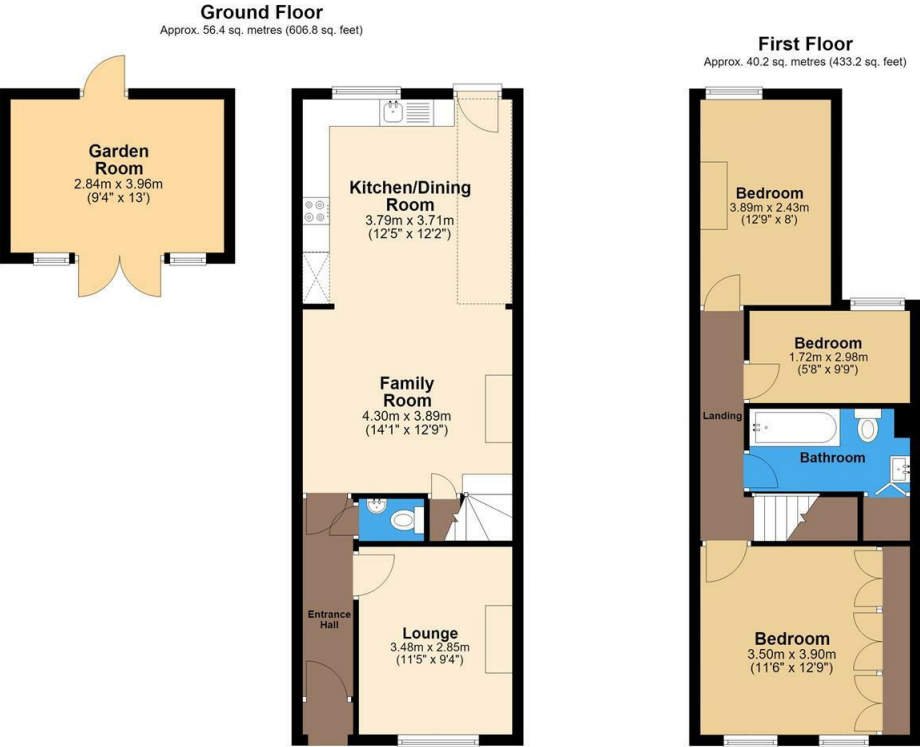
EXTERNAL

Rear Garden

Home Office



Floor Plan



Total area: approx. 96.6 sq. metres (1040.0 sq. feet)

The Floor Plan is not to Scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared with due diligence and whilst we have confidence in the information produced it should not be relied upon. Maximum lengths and widths are represented on the plan. If there are any aspects of particular importance, you should carry out or commission your own inspection of the property. Copyright © SKMSTUDIO
Plan produced using PlanUp.

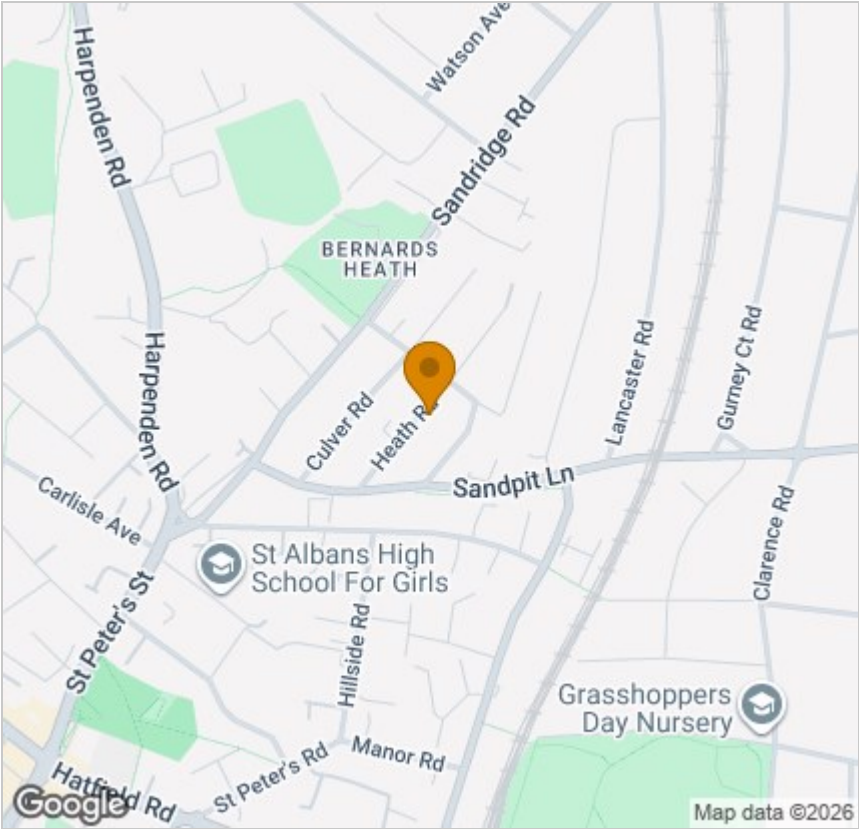
Viewing

Please contact our Office on 01727 223344 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Longmire House 36-38 London Road, St Albans, AL1 1NG
01727 223344 | Email: office@paul-barker.co.uk | www.paul-barker.co.uk

Area Map



Energy Efficiency Graph

