



HEARTWOOD
HOMES

Lower Paxton Road, St. Albans, AL1 1PG

£725,000

3 1 1



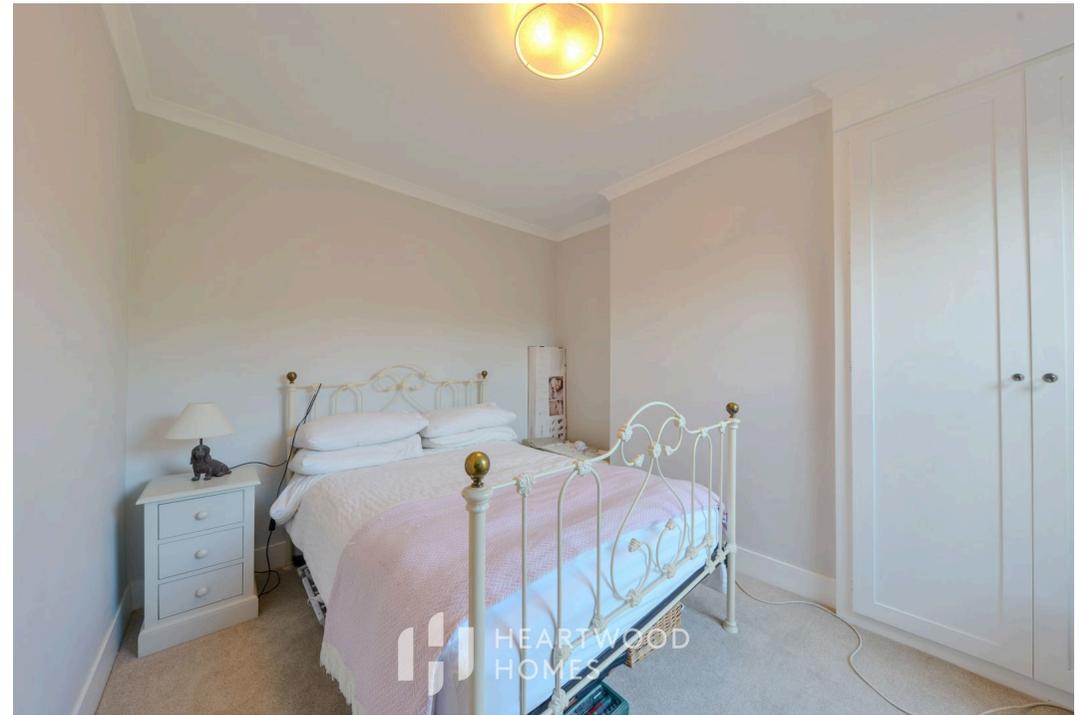
This lovely three-bedroom period home blends classic charm with modern family living, offering flexible spaces that suit everyday life perfectly. Set in a popular conservation area, it's just a short walk into St Albans City Centre, where you can enjoy great restaurants, cosy cafés, independent shops and handy transport links, including the mainline station for easy trips into London. With well-regarded schools close by and peaceful walks around the Watercress Nature Reserve and Sopwell Nunnery, it's a brilliant spot for families.

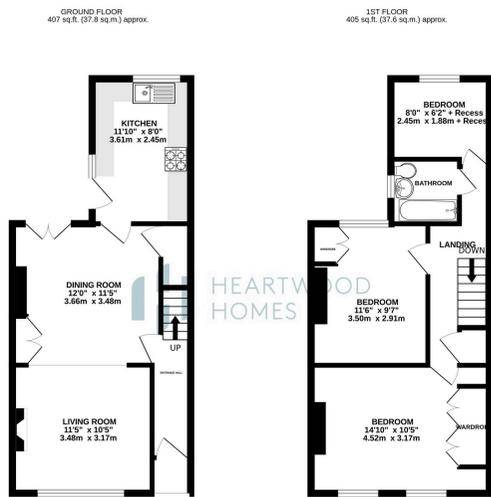
The current owners have taken great care of the home, and it shows from the moment you step through the storm porch into the welcoming hallway. The open-plan living and dining area is bright and spacious, with beautiful original fireplaces adding plenty of character. At the rear, the stylish kitchen opens out to a sunny garden, making it a great space for relaxed family meals or having friends over.

Upstairs, there are three comfortable bedrooms, including two good-sized doubles, along with a modern family bathroom finished to a smart standard.

Outside, the walled front garden and tiled pathway give the house a lovely first impression. The rear garden has been thoughtfully landscaped with a raised lawn, colourful flower borders, a generous patio for outdoor dining and a summer house at the far end. It also enjoys plenty of sunshine and has useful rear access.

Full of character and well suited to family life, this is a home you can really settle into and enjoy. Get in touch to arrange a viewing and come and see it for yourself.





HEARTWOOD HOMES

TOTAL FLOOR AREA: 822 sq ft (75.4 sq m) approx.
We warrant against the floor plans in relation to the accuracy of the floor area contained here. Measurements are shown in feet and inches and in metres and centimetres. We do not warrant the accuracy of the floor area measurements shown on the floor plans. The floor area measurements shown on the floor plans are for information only and do not constitute a guarantee. The floor area measurements shown on the floor plans are for information only and do not constitute a guarantee. The floor area measurements shown on the floor plans are for information only and do not constitute a guarantee.



- Charming three-bedroom period home full of character
- Flexible living spaces ideal for modern family life
- Prime location in a sought-after conservation area
- Short walk to the station and St Albans City Centre with shops, cafes, and restaurants
- Near top-rated local schools and beautiful nature spots
- Open-plan living/dining area with period fireplaces
- Sunlit kitchen leading to a landscaped rear garden
- EPC Grade



HEARTWOOD HOMES

