



HEARTWOOD
HOMES

The Moorings, Althorp Road, St. Albans, AL1 3PL

Offers Over £700,000

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This exceptional and truly distinctive chain-free property is quietly tucked away in a peaceful cul-de-sac in the heart of St Albans city centre, just a short stroll from the mainline station. Occupying part of the first floor of a former Edwardian mansion, it features impressive high ceilings, several charming fireplaces, and a grand, multi-aspect living room. Thoughtfully and sympathetically converted into individual residences, the building offers a sense of seclusion while remaining perfectly placed for city-centre living.

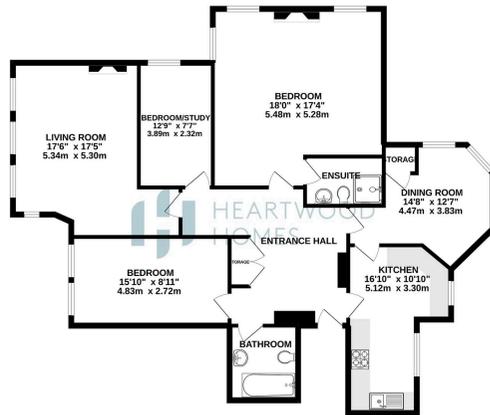
A magnificent communal hallway leads to the home's private front door and into a generous central entrance hall, from which all rooms are accessed. The kitchen opens into a striking dining room with dual aspects, creating an ideal space for entertaining. The elegant living room also enjoys views over the communal gardens and features a characterful fireplace. All three bedrooms are well proportioned, with the stunning principal bedroom benefitting from an en-suite shower room, multiple aspect windows, and a beautiful feature fireplace. A modern family bathroom and ample built-in storage complete the accommodation.

This impressive chain-free property must be seen to be fully appreciated, offering the scale and feel of a family home within a highly private and convenient setting.

EPC Rating: C



1ST FLOOR
1284 sq.ft. (119.3 sq.m.) approx.



TOTAL FLOOR AREA: 1284 sq.ft. (119.3 sq.m.) approx.
While every effort has been made to ensure the accuracy of the floor plan, the dimensions of the rooms, fixtures, fittings and appliances are not guaranteed. The floor plan is for information only and should not be used as a basis for any contract. The floor plan is not a legal document and should not be used as a basis for any contract.



- Chain free
- Stunning period property
- Two allocated off street parking spaces
- Quiet leafy cul-de-sac
- Converted Edwardian mansion
- Three good size bedrooms
- Popular city centre location
- EPC rating C

