



HEARTWOOD  
HOMES

# Pageant Road, St. Albans, AL1 1NE

£750,000

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Wake up to the gentle sound of the Cathedral bells and step straight into the vibrant heart of St Albans from this beautiful bay fronted Victorian end of terrace home.

Set in a sought after city centre location, you are just a short stroll from the characterful streets of St Albans with its wonderful mix of independent cafés, welcoming pubs, excellent restaurants and great shopping. For commuters, the mainline station is only around 0.7 miles away, while families will appreciate the proximity to well regarded local schools.

This attractive three bedroom period home blends timeless character with modern comforts, creating a space that feels both stylish and welcoming.

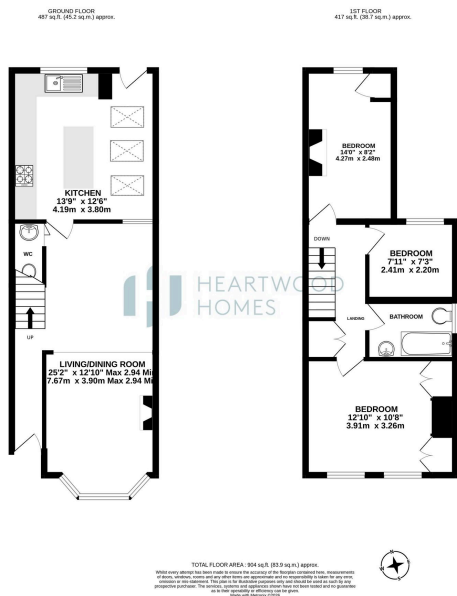
As you step through the front door, the entrance hall leads you into a generous open plan living and dining room that flows beautifully from front to back. The living area is centred around a charming fireplace and a lovely bay window that fills the room with natural light, complete with a fitted window seat that is perfect for relaxing with a book or morning coffee.

The dining area offers plenty of space for entertaining friends or enjoying family meals, while a convenient downstairs WC is neatly tucked away just off this space.

At the rear of the house, the kitchen breakfast room is a standout feature. The vaulted ceiling and two skylights create a wonderful sense of space and light, while the breakfast area makes it a sociable hub of the home. A glazed door with a high apex frame opens directly onto the rear garden.

Upstairs, the first floor landing leads to three bedrooms and the family bathroom. The main bedroom sits to the front of the property and enjoys two sash windows with plantation shutters along with fitted wardrobes. A further double bedroom overlooks the garden and features a lovely cast iron fireplace, while the third bedroom makes





- Beautiful bay fronted Victorian end of terrace home in the heart of St
- **Elegant** open plan living and dining room with feature fireplace and bay window
- Spacious kitchen breakfast room with vaulted ceiling and skylights
- Stylish family bathroom with bath, overhead shower and vanity unit
- Pretty rear garden designed for easy maintenance and summer entertaining
- Just a short stroll to the city centre with its restaurants, cafés, pubs and shops
- Window seat and plenty of natural light creating a warm and welcoming space
- Spacious kitchen breakfast room with vaulted ceiling and skylights
- Useful loft space with potential to convert subject to the usual permissions
- EPC Grade D

