



HEARTWOOD
HOMES

Camp Road, St. Albans, AL1 5NE

£700,000

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Ideally located just a short walk from St Albans Station and the vibrant city centre, this delightful bay-fronted period cottage perfectly balances character and modern living. With a fantastic choice of shops, cafés, pubs and restaurants close by, and Clarence Park at the end of the road for a bit of green space, it's a home that really lets you enjoy the best of St Albans life.

Inside, the house feels bright and welcoming. The entrance hall leads into a spacious bay-fronted living and dining room with a cosy log burner, built-in storage, and bifold doors that let you open up or close off the space to suit your day.

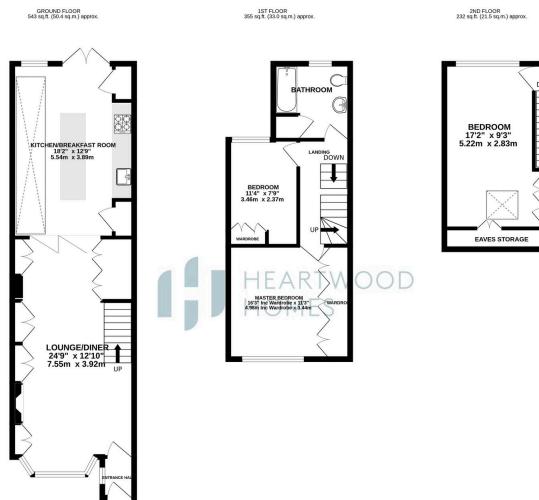
The modern kitchen breakfast room is a real showstopper, flooded with natural light thanks to the skylight and large doors that open straight onto the garden. The central island makes it a perfect spot for family meals, weekend catch-ups or simply enjoying a morning coffee.

Upstairs, there are two generous bedrooms and a beautifully finished family bathroom, while the top floor offers another bright and spacious double bedroom, ideal as a main suite, guest room or home office.

The rear garden is private and low-maintenance, with two patio areas perfect for relaxing or entertaining friends, along with handy gated rear access. It's a lovely blend of comfort, style and convenience, a home ready to enjoy from the moment you move in.

If you'd like to see it for yourself, we'd love to show you around, get in touch to arrange a viewing





TOTAL FLOOR AREA - 113.0 sq m (1205.0 sq ft) approx.
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements and dimensions are approximate. This plan is for the informed purchaser only and should be used as such. Any property dimensions or areas shown are approximate and not guaranteed. The plan is not to scale. It is the responsibility of the purchaser to satisfy themselves as to the accuracy of the plan. © Heartwood Homes 2022.



- Bay-fronted period cottage full of character
- Wide choice of shops, cafés, pubs, and restaurants nearby
- Flexible layout with bifold doors for open or separate spaces
- Three generous bedrooms across two floors
- Private rear garden with two patio areas and gated access
- Just a short walk to St Albans Station and city centre
- Spacious bay-fronted living and dining room with log burner
- Modern, light-filled kitchen breakfast room with central island
- Stylish family bathroom with contemporary finishes
- EPC Grade D

Energy Efficiency Rating

