



**Heath Road, St. Albans, AL1 4DP**



**welcome to**

**Heath Road, St. Albans**

Situated on the ever-popular Heath Road in the heart of Bernards Heath, this attractive 3 bedroom Victorian bay-fronted home offers generous and beautifully balanced accommodation with a southerly aspect rear garden



# Heath Road, St. Albans, AL1

Approximate Area = 855 sq ft / 79.4 sq m  
For identification only - Not to scale



## Ground Floor

### Reception Room

10' 6" to bay x 8' 8" max ( 3.20m to bay x 2.64m max )

### Dining Room

12' x 11' 6" ( 3.66m x 3.51m )

### Kitchen

12' 11" max x 7' 5" max ( 3.94m max x 2.26m max )

### Bathroom

## First Floor

### Bedroom 1

12' x 10' 5" ( 3.66m x 3.17m )

### Bedroom 2

11' 6" max x 9' 4" max ( 3.51m max x 2.84m max )

### Bedroom 3

11' 8" max x 11' 8" max ( 3.56m max x 3.56m max )

### Bathroom



welcome to

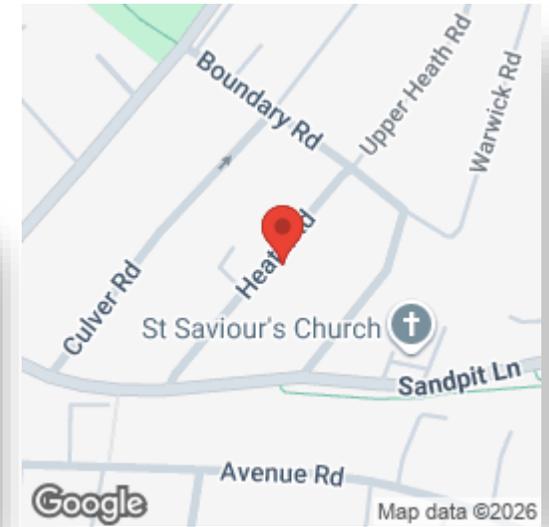
## Heath Road, St. Albans

- Victorian Bay-Fronted Home
- 3 Generous Bedrooms
- 2 Reception Rooms
- 2 Bathrooms
- Southerly Aspect Rear Garden

Tenure: Freehold EPC Rating: D  
Council Tax Band: D

offers over

**£800,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/ALB106115](http://williamhbrown.co.uk/Property/ALB106115)



Property Ref:  
ALB106115 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



**01727 834838**



StAlbans@williamhbrown.co.uk



6 Chequer Street, ST. ALBANS, Hertfordshire,  
AL1 3XZ



**williamhbrown.co.uk**