



HEARTWOOD  
HOMES

# New House Park, St. Albans, AL1 1UH

Guide Price £475,000

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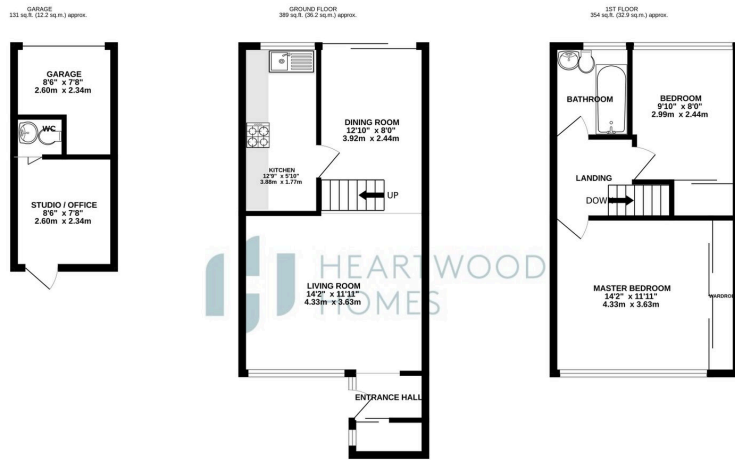
A beautifully updated two-bedroom mid-terrace home, ideally located within walking distance of popular local schools and stunning countryside walks.

The property offers a good-sized living room, a separate dining area, a modern kitchen, two generously proportioned bedrooms, and a contemporary bathroom. The property has been fully modernised throughout and features an easy-to-maintain rear garden with a patio area. There is also rear access to a partially converted garage, now providing a versatile home workspace – perfect for remote working or a creative studio, alongside a useful WC.

This home represents an excellent opportunity for first-time buyers or investors alike and is offered to the market with no upper chain.

St Albans is a thriving cathedral city, renowned for its excellent schools, diverse shopping, sporting and social amenities. The Thameslink railway offers direct services to London St Pancras, the City, Gatwick Airport, and on to Brighton, making it an ideal location for commuters.





TOTAL FLOOR AREA: 874 sq ft (81.2 sq m) approx.  
While every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The fixtures, systems and appliances shown have not been tested and no guarantee as to their quantity or efficiency can be given. Made with HEMERGE 10/2021



- Offered with no upper chain
- Conveniently located within walking distance of popular local schools and stunning
- ~~Separate side wing~~ Separate side wing, ideal for entertaining or family meals.
- Two generously proportioned bedrooms and a contemporary bathroom
- Versatile home workspace in the garage conversion, complete with a useful WC – perfect for remote working or a creative studio.
- Two-bedroom mid-terrace home, beautifully updated throughout
- Good-sized living room providing a comfortable and versatile space
- Modern kitchen with contemporary fittings and plenty of storage
- Easy-to-maintain rear garden with a patio and rear access to a partially converted garage

