



HEARTWOOD  
HOMES



# Stanhope Road, St. Albans, AL1 5BL

£1,250,000

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Park Villa is a striking three/four bedroom bay-fronted Victorian detached home is full of charm and character, and sits in a sought-after residential spot—just a short walk (under a quarter of a mile) from the mainline station, with direct trains into London St Pancras.

The location has a real “London village” feel, with plenty of independent shops, cafés, restaurants and pubs to explore. Clarence Park is just across the road—a beautiful green space perfect for walks, sports or grabbing a coffee (or even a beer) at the lovely café.

You're also within easy reach of the vibrant city centre (about 0.5 miles away), which is packed with shops, eateries, and leisure options. Families will love that it's close to a number of highly regarded primary and secondary schools too.

Out front, there's a mature and neatly landscaped garden that sets the tone for what's inside. Step through the front door and you're welcomed by a generous entrance hall with gorgeous floor tiles and plenty of handy storage. The living room feels light and cosy, thanks to the bay window and wood-burning stove—it's open to a spacious dining area, which flows nicely into a modern kitchen and then into an additional lounge area.

Both the kitchen and lounge feature attractive roof lanterns, filling the space with natural light. From here, contemporary doors open straight out onto the garden—making it a lovely, sociable space for family time or entertaining.

On the lower ground floor, there's a spacious basement—perfect for a home office, extra bedroom or hobby space.

Upstairs, you'll find three good-sized bedrooms. The main bedroom has a lovely ensuite, a dressing area, and fitted wardrobes. There's also a sleek, modern family bathroom.

The garden is a great size—beautifully landscaped with a large patio, a neat lawn, and gated side access. It gets plenty of sun, making it



