



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

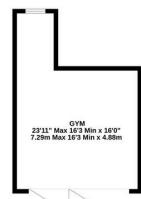


GARDEN GYM
322 sq ft (29.8 sq m) approx.

BASMENT
182 sq ft (16.9 sq m) approx.

GROUND FLOOR
744 sq ft (68.2 sq m) approx.

1ST FLOOR
591 sq ft (54.9 sq m) approx.



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TOTAL FLOOR AREA: 1828 sq ft (169.8 sq m) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or inaccuracies. The services, systems and appliances shown have not been tested and no guarantee is given as to their condition. Made with Metrixpix ©2022



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- Open-plan kitchen, dining and lounge area with lanterns and garden access
- Bright, spacious living room with bay window and cosy wood-burning stove
- Clarence Park just across the road – ideal for walks, sports and relaxing
- Three first floor bedrooms, including a main with ensuite and dressing area
- Sunny, landscaped rear garden with patio, lawn and garden room
- Potential to extend (STPP) – a home that grows with you!
- Lovely “London village” feel with shops, cafés, and restaurants nearby
- Sought-after location just a short walk to the mainline station (under 0.25 miles)
- spacious basement—perfect for a home office
- EPC Grade D

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient – lower running costs</i>		
(92 plus) A		
(81-91) B		80
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient – higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	