



HEARTWOOD
HOMES

Lower Paxton Road, St. Albans, AL1 1PG

Offers Over £700,000

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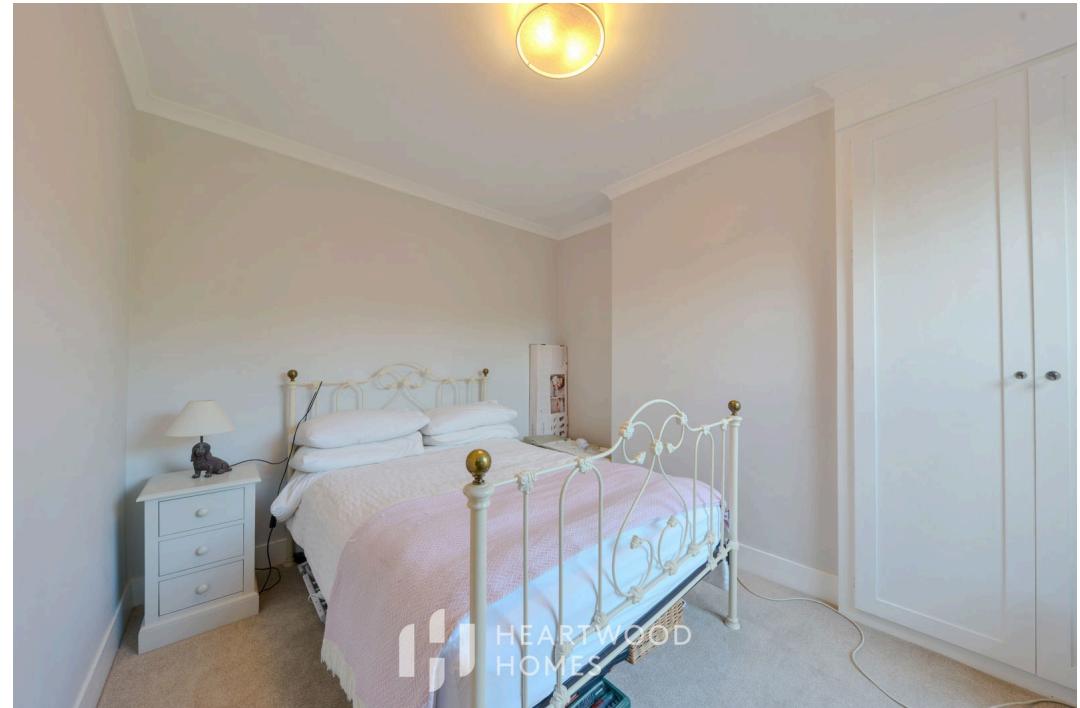
This charming three-bedroom period home combines character with modern family comfort, offering flexible living spaces that are perfect for today's lifestyle. Located in a highly sought-after conservation area, it's just a short stroll to St Albans City Centre, where you'll find an array of restaurants, cafes, shops, and transport links—including the mainline station for quick trips into London. Plus, with highly rated local schools nearby and scenic walks around the Watercress Nature Reserve and the historic Sopwell Nunnery, it's an ideal spot for families.

Well cared for by the current owners, the home welcomes you through a quaint storm porch into a spacious hallway that leads into a beautiful open-plan living and dining area, complete with original period fireplaces. At the back, the kitchen is both stylish and functional, opening up to a sun-filled rear garden—perfect for hosting family and friends.

Upstairs, there are three well-sized bedrooms, including two doubles, and a sleek, modern family bathroom.

Outside, a lovely walled front garden features a charming tiled pathway leading up to the porch, while the rear garden—accessed through the kitchen—has been thoughtfully landscaped. It offers a raised lawn, vibrant flower borders, a spacious patio, and a summer house at the back. The garden also benefits from a sunny aspect and has a convenient right-of-way access to the rear.

Packed with period features and well-suited for family life, this home is ready to welcome its next owners. Call us today to arrange a viewing and see it for yourself!



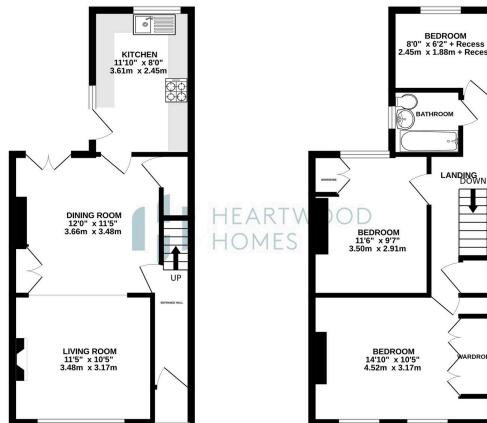
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GROUND FLOOR
407 sq.ft. (37.8 sq.m.) approx.

1ST FLOOR
405 sq.ft. (37.6 sq.m.) approx.



TOTAL FLOOR AREA: 812 sq.ft. (75.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements are approximate and should be used as a guide only. This plan is for illustration purposes only and should not be used as an exact guide to the property's dimensions. The floorplan is not to scale. The plan is for illustration purposes only and should not be used as an exact guide to the property's dimensions. The floorplan is not to scale.

- Charming three-bedroom period home full of character
- Prime location in a sought-after conservation area
- Near top-rated local schools and beautiful nature spots
- Sunlit kitchen leading to a landscaped rear garden
- Flexible living spaces ideal for modern family life
- Short walk to the station and St Albans City Centre with shops, cafes, and restaurants
- Open-plan living/dining area with period fireplaces
- EPC Grade

