



HEARTWOOD
HOMES

Catham Close, St. Albans, AL1 5QT

£575,000

3 1 1



Set within a peaceful cul de sac, this charming three bedroom family home offers the perfect balance of quiet surroundings, excellent schooling and easy access into London. Just 1.1 miles from St Albans City railway station with direct trains into St Pancras International, it's ideal for commuters who want to enjoy a calmer pace of life at home.

Families will love being close to the highly regarded Samuel Ryder Academy as well as Cunningham Hill Infant and Junior School, both within easy reach.

Step inside and you're welcomed by a spacious entrance hall that immediately gives a sense of space. There's a handy ground floor W.C., perfect for busy mornings, before moving through to the heart of the home. The bright open plan living and dining room stretches across the rear, with lovely views over the garden and doors that invite the outside in during warmer months. It's a space made for family time, relaxed evenings and entertaining friends.

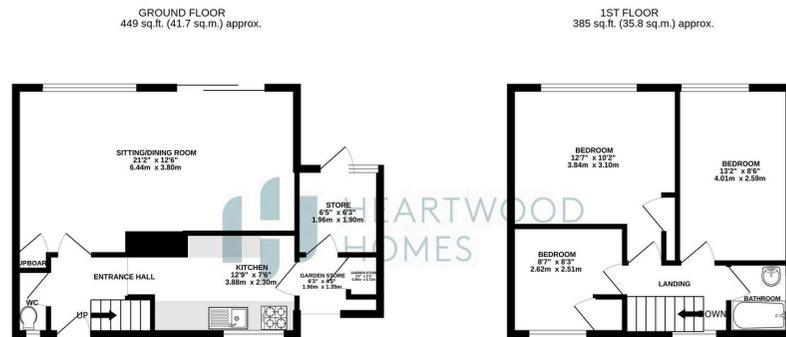
To the front sits a generously sized, fitted kitchen with plenty of storage and worktop space, ideal for everyday cooking as well as weekend hosting.

Upstairs, the first floor offers three well proportioned bedrooms, giving flexibility for growing families, guests or a home office. The attractive family bathroom is finished in a timeless style.

Outside, the front garden is well groomed, while the beautifully landscaped south east facing rear garden offers a private and sun soaked welcoming setting for summer barbecues, children's play and quiet moments with a coffee.

There is also excellent potential to extend, subject to planning permission, allowing you to grow into the home over time and truly make it your own. Please note there is planning already approved planning ref 5/2025/0021, please see our floorplans for more details, further extension available subject to planning.





TOTAL FLOOR AREA: 834 sq ft. (77.5 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 error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
 Made with Neopop ©2020



- Close to highly regarded local schools with potential to extend STPP
- Peaceful cul de sac location ideal for families
- Bright open plan living and dining room overlooking the garden
- Ground floor W.C. and spacious entrance hall
- Beautifully landscaped south east facing rear garden perfect for entertaining
- 1.1 miles to St Albans City station with direct trains to London St Pancras
- Three well proportioned bedrooms
- Modern fitted kitchen with generous storage and workspace
- Attractive first floor family bathroom
- EPC Grade C

