

HEARTWOOD
HOMES

Old London Road, St. Albans, AL1 1QD

£550,000

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Tucked away in the heart of the Conservation Area, this charming two bedroom Victorian cottage offers character, convenience and a wonderful city lifestyle. Set on Old London Road, you are just a short stroll from the mainline station and the vibrant city centre, making it an ideal spot for commuters and those who enjoy having everything close by. The property is also offered chain free, helping make the move that little bit smoother.

Step inside and you are welcomed into a cosy and well presented lounge and dining space. It is a lovely room to relax in the evenings or host friends for dinner, with wood effect flooring, a front facing window and an easy flow through to the kitchen.

The kitchen has been thoughtfully updated and finished to a modern standard, featuring an integrated gas hob and oven along with a fridge freezer. There is also space for both a washing machine and a slimline dishwasher, making day to day living practical as well as stylish. A window and door open straight out to the garden, bringing in plenty of natural light and creating a nice connection with the outside space.

A really useful bonus here is the generous basement, providing excellent additional storage space and offering plenty of flexibility depending on how you want to use it.

Upstairs you will find two well proportioned bedrooms, with the main bedroom benefiting from useful built in storage. The bathroom has a fresh, modern feel and includes a corner shower cubicle, WC and basin.

Outside, the private rear garden has been designed with ease in mind. The artificial lawn creates a neat and tidy space that is perfect for relaxing with a coffee in the morning or enjoying time with friends on warmer evenings.

Old London Road enjoys a fantastic central setting within the Conservation Area. From here you can walk to the mainline station







- Charming two bedroom Victorian cottage located within the sought after Conservation Area
- Just a short walk to the mainline station with direct trains to St Pancras
- Cosy and well presented lounge and dining space with wood effect flooring
- Two well proportioned bedrooms, with built in storage to the main bedroom
- Private low maintenance rear garden with artificial lawn, perfect for relaxing or entertaining
- Offered chain free, helping make the buying process simpler and quicker
- Easy access to the city centre with its mix of cafés, restaurants, shops and local amenities
- Modern fitted kitchen with integrated gas hob, oven and fridge freezer
- Generous basement
- EPC Grade D



