



HEARTWOOD
HOMES

North Cottages, Napsbury, St. Albans, AL2 1AP

Offers Over £450,000

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A charming three-bedroom period home offering a lovely balance of character, comfortable modern living and a semi-rural setting, with open countryside close by and the green spaces of Napsbury Park just around the corner.

Situated on the southeast side of St Albans, this is a great location for enjoying a quieter pace of life while still having the city close at hand. There are popular local schools, everyday shops and Colney Fields Retail Park nearby, while the M1 and M25 are both easily accessible for commuters. When you fancy heading into town, St Albans city centre is just a short drive away, with its independent shops, restaurants, pubs and historic surroundings.

Step inside and the bright entrance hall immediately gives a welcoming feel, with stairs rising to the first floor and a door leading into the bay-fronted lounge. High ceilings and the bay window give this room a lovely sense of character, making it an inviting space for relaxing at the end of the day.

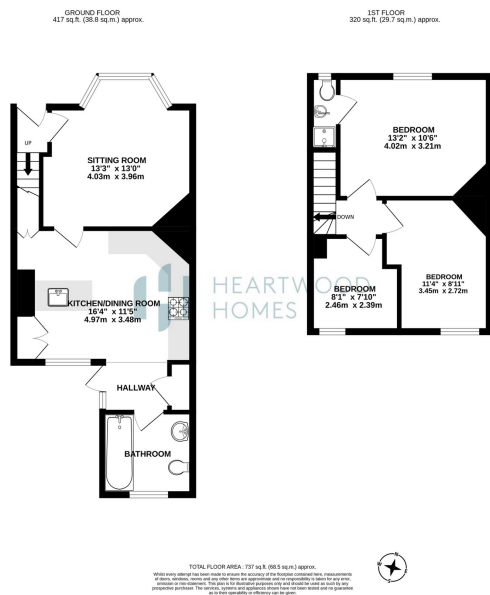
To the rear, the kitchen/diner provides the heart of the home. It's a sociable space that works equally well for everyday family life, relaxed breakfasts or having friends over for dinner. From here, an inner lobby provides access to the rear garden and leads through to the stylish modern bathroom.

Upstairs, the landing leads to three well-proportioned bedrooms. The main bedroom is a particularly attractive space and benefits from its own en-suite shower room, while the two rear bedrooms enjoy pleasant views across the garden.

Outside, the front garden creates a welcoming approach to the house, while the rear garden has been thoughtfully landscaped to provide a lovely place to enjoy the sunshine. There's a patio for outdoor dining and relaxing, a good-sized lawn and a gate providing access to the residents' parking area.

For those looking for a characterful home with a little more breathing





- Charming three-bedroom period home with plenty of character and a welcoming atmosphere
- Neighboring park and its green open spaces are just around the corner
- Attractive kitchen/diner providing a sociable heart to the home
- Stylish modern family bathroom located conveniently off the kitchen/diner
- Convenient location for local schools, shops, Colney Fields, the M1, M25 and St Albans city centre
- Lovely semi-rural setting with open countryside close by
- Bright bay-fronted lounge with high ceilings and plenty of period appeal
- Three good-sized bedrooms, including a main bedroom with en-suite shower room
- Beautifully landscaped rear garden with patio, lawn and sunny seating areas
- EPC Awaited

