



HEARTWOOD
HOMES

Alma Road, St Albans, AL1 3BL

£1,200,000

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Step inside this charming Victorian family home, built around 1870, where character meets space and versatility. Ideally located just a short stroll from the mainline station with direct trains to London St Pancras, and less than half a mile from St Albans' lively city centre, full of cafés, restaurants, boutique shops, pubs, and plenty of weekend leisure options. Families will appreciate being close to some of the area's most respected primary and secondary schools too.

Outside, a neat front garden and pretty tiled path lead up to a welcoming storm porch, hinting at the warmth inside. The entrance hall is generous and practical, with exposed floorboards and plenty of storage. The living room is a cosy retreat, filled with natural light from the bay window, complete with plantation shutters and a wood-burning stove, perfect for relaxing winter evenings.

The heart of the home is a stylish, contemporary kitchen dining room, centred around a large island. Wide bifold doors open onto a beautifully landscaped garden, flooding the space with light and creating a perfect spot for family breakfasts, evening meals, or entertaining friends.

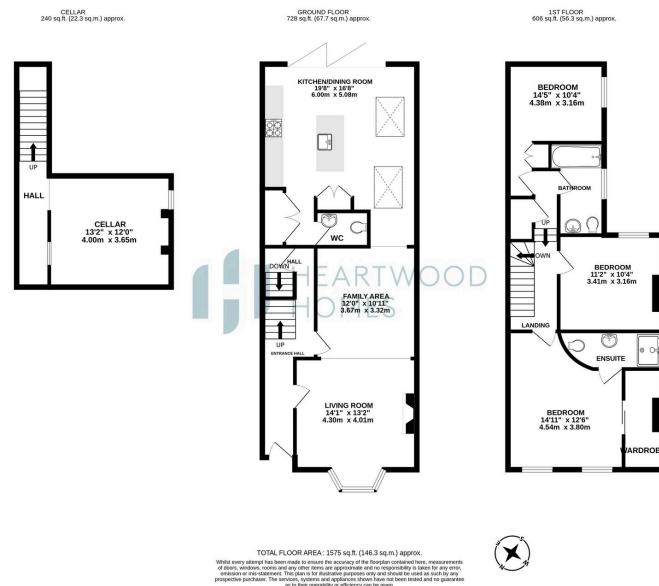
Downstairs, the spacious basement offers endless possibilities, such as an office, hobby room, or even an extra bedroom.

Upstairs, three double bedrooms provide plenty of space for the whole family. The main bedroom comes with a sleek ensuite and fitted wardrobes, while a modern family bathroom serves the other rooms.

The garden is a sun-soaked haven with a large patio, a neat lawn, and gated side access, ideal for summer BBQs, playtime, or simply enjoying some quiet outdoor space. Add to that the rare bonus of off-street parking in a city-centre location, and you have a home that perfectly blends practicality with lifestyle.

Don't miss your chance to see this delightful home. Arrange a viewing today.





- Charming Victorian family home built around 1870, full of character and versatile
- ~~spacious~~ half a mile from St Albans city centre with shops, cafés, restaurants,
- ~~cosy, light and airy~~ family room with bay window, plantation shutters, and a wood-burning stove
- ~~Space~~ perfect ground floor basement, ideal for a home office, hobby room, or extra storage
- ~~bedroom~~ rear garden with patio, lawn, gated side access, and off-street parking, perfect for family life and entertaining
- Just a short stroll to the mainline station with direct trains to London St Pancras
- Close to highly regarded primary and secondary schools, ideal for families
- Stylish kitchen dining room with central island and wide bifold doors opening onto a terrace and garden
- Three generous double bedrooms upstairs, including a main bedroom with ensuite
- ~~bedroom~~ wardrobes, plus a modern family bathroom

Energy Efficiency Rating

Energy efficiency rating scale for England & Wales, from A (Very energy efficient) to G (Not energy efficient). The scale is color-coded: A (green), B (light green), C (yellow-green), D (yellow), E (orange), F (red-orange), and G (red). The scale is annotated with ranges and descriptions:

- A:** (92 plus) Very energy efficient – lower running costs
- B:** (81-91)
- C:** (69-80)
- D:** (55-68)
- E:** (39-54)
- F:** (21-38)
- G:** (1-20) Not energy efficient – higher running costs

EU Directive 2002/91/EC

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