



HEARTWOOD
HOMES

Pageant Road, St. Albans, AL1 1NB

£523,000

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Set in the very heart of St Albans, this beautifully presented two bedroom cottage offers that rare blend of character, comfort and everyday convenience. Step outside and you're moments from a vibrant mix of cafés, restaurants and independent shops, while the iconic St Albans Cathedral sits just at the end of the road, its bells gently marking the rhythm of the day. For a relaxed weekend drink, The White Hart Tap is quite literally across the road.

Inside, the home has a lovely natural flow, with light-filled spaces that feel both cosy and practical. The living room centres around an attractive fireplace, creating a welcoming spot to unwind, while the separate dining room is perfect for hosting friends or enjoying slower evenings at home. From here, double doors lead through to a modern kitchen, with a useful lobby area giving access to the bathroom and opening out via a stable door to the garden.

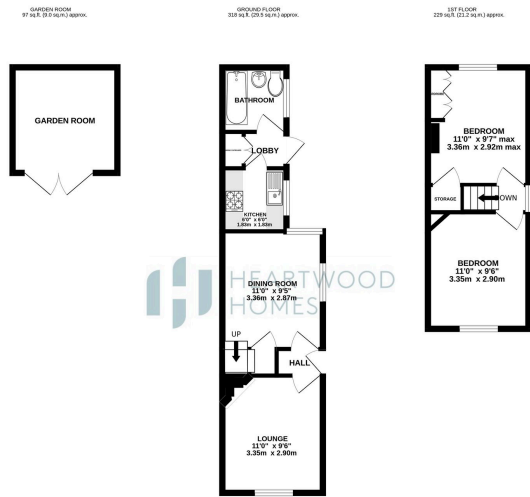
Upstairs, both bedrooms are generous doubles, each with their own character features including fireplaces, while the main bedroom benefits from fitted wardrobes, keeping everything neatly in place.

The garden is a real highlight. Thoughtfully maintained and enjoying a sunny aspect, it's a space to relax, entertain or simply enjoy a bit of quiet time. At the far end, a garden room adds flexibility, whether you need a home office, gym or creative space. Side access adds a practical touch, especially for bikes or gardening.

The current owner has also carried out key improvements, including a new roof, offering reassurance alongside the home's evident charm.

With highly regarded schools nearby and the city centre quite literally on your doorstep, this is a home that makes day-to-day living feel easy and enjoyable.





TOTAL FLOOR AREA: 643 sq ft (59.8 sq m) approx.
When any general has been made to ensure the accuracy of the figures contained here. Measurements of plots, sections, areas and other details are approximate and not intended to be used for any purpose other than to provide a general impression. The actual area and other details may vary from those shown on the plan. Measurements are to the centre of walls.

- Central St Albans location just moments from the Cathedral and city centre
- ~~Living room~~ Living room with feature fireplace, creating a cosy space to relax
- Modern kitchen with access to a useful lobby and ground floor bathroom
- Two generous double bedrooms, both with feature fireplaces
- Recent improvements including a new roof, offering added peace of mind
- Characterful two bedroom cottage with a warm and welcoming feel throughout
- Separate dining room ideal for entertaining or everyday family life
- Stable door opening onto a well maintained rear garden with a sunny aspect
- Garden room at the rear, ideal for a home office, gym or hobby space
- EPC Grade D

