



HEARTWOOD  
HOMES

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

£425,000

3 2 2



A charming three-bedroom period home, tucked away in a lovely semi-rural spot with open countryside nearby and the green open spaces of Napsbury Park just around the corner. It's on the southeast side of St Albans, close to popular schools and within easy reach of local shops, Colney Fields retail park, and excellent road links including the M25 and M1. St Albans City Centre is also just a short drive away.

Inside, you're welcomed by a bright entrance hall with stairs leading up and a door into the cosy bay-fronted lounge – full of character with its high ceilings. At the back of the house, there's a sociable kitchen/diner that's great for family meals or hosting friends. Just off this space is a handy inner lobby, with access to the garden and a door into the stylish modern bathroom.

Upstairs, the landing leads to three good-sized bedrooms, including a lovely main bedroom with its own en-suite shower room. The two rear bedrooms enjoy views over the garden.

Outside, there's a neat front garden with a path to the front door. The rear garden enjoys plenty of sunshine, with a patio for relaxing, a lawn area, and a gate leading out to the residents' parking area.

Get in touch today to arrange a viewing of this fantastic home.



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GROUND FLOOR  
496 sq.ft. (42.3 sq.m.) approx.

1ST FLOOR  
348 sq.ft. (32.4 sq.m.) approx.



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TOTAL FLOOR AREA: 854 sq.ft. (78.7 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements are taken from the original plans and are not to scale. This is to be used for illustrative purposes only and should not be relied on for any planning purposes. The location of the property should be used as the primary reference for any planning application.  
Drawn with MicroStation 2005

- Attractive three-bedroom period home
- Bay-fronted lounge with high ceilings
- Modern ground floor bathroom
- Sunny rear garden with patio and lawn
- Close to popular schools, shops & transport links
- Semi-rural setting near Napsbury Park
- Open-plan kitchen/diner – great for entertaining
- Main bedroom with en-suite shower room
- Residents' parking via rear access gate
- EPC Grade D



### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient – lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient – higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	