



54 Heath Road, St. Albans, AL1 4DP

Guide price £610,000 Freehold



54 Heath Road

St. Albans, AL1 4DP

A superb opportunity to purchase a delightful three-bedroom Victorian residence, ideally situated in the sought-after Bernards Heath area of St Albans. With great potential for updating, extending, or re-configuring (subject to planning permission), this home is perfect for buyers keen to design and personalise their ideal living space.

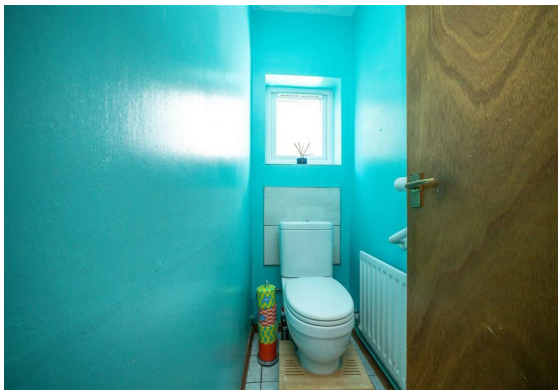
The property opens via a part-glazed front door into a bright, dual-aspect lounge/dining room. This inviting space features two double-glazed sash-style windows with plantation shutters, a gas fireplace, and stairs rising to the first floor. An inner lobby provides access to a contemporary shower room with a spacious enclosure and vanity unit, along with a separate W.C.

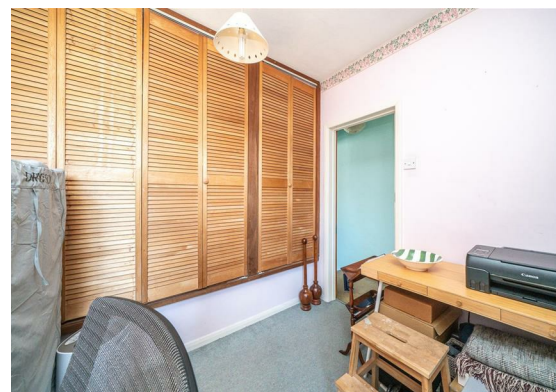
To the rear, the kitchen is fitted with a selection of wall and base units with work surfaces over, incorporating a sink unit and four-burner gas hob. A rear-facing window overlooks the garden, while a part-glazed door leads directly outside.

On the first floor, the landing includes access to the loft via a pull-down ladder, complete with a Velux window. The main bedroom benefits from two sash-style windows with shutters and built-in wardrobes, alongside two additional generously sized bedrooms.

Outside, the front of the property is enclosed by a low brick wall with a gated pathway leading to the entrance. The rear garden enjoys a pleasant south-easterly orientation offering a patio area leading onto a lawn, surrounded by established plants, shrubs, and trees, as well as a useful storage shed at the far end. A side gate provides easy access to the front of the property.

Heath Road is ideally positioned in the heart of Bernards Heath, within a comfortable 15-minute walk of St Albans City centre and the mainline station, offering fast links into London. The area is well-served by highly regarded local primary schools and is just moments from the open green spaces of Bernards Heath





ACCOMMODATION

Lounge

12'0 x 11'7 (3.66m x 3.53m)

Dining Room

12'0 x 11'4 (3.66m x 3.45m)

Kitchen

10'8 x 8'2 (3.25m x 2.49m)

Shower Room

W.C

FIRST FLOOR

Landing

Bedroom

12'0 x 11'7 (3.66m x 3.53m)

Bedroom

9'10 x 8'2 (3.00m x 2.49m)

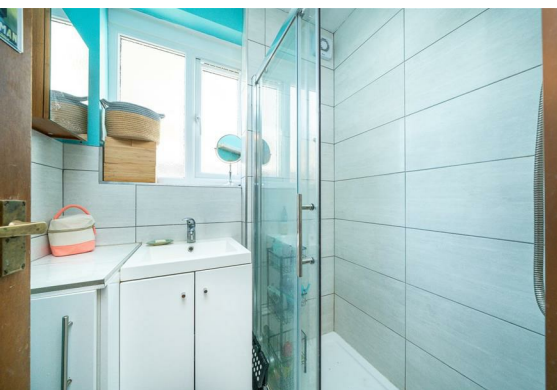
Bedroom

9'1 x 7'11 (2.77m x 2.41m)

OUTSIDE

Frontage

Rear Garden



Floor Plan



Total area: approx. 74.7 sq. metres (804.4 sq. feet)

The Floor Plan is not to Scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared with due diligence and whilst we have confidence in the information produced it should not be relied upon. Maximum lengths and widths are represented on the plan. If there are any aspects of particular importance, you should carry out or commission your own inspection of the property. Copyright © SKMSTUDIO
Plan produced using PlanUp...

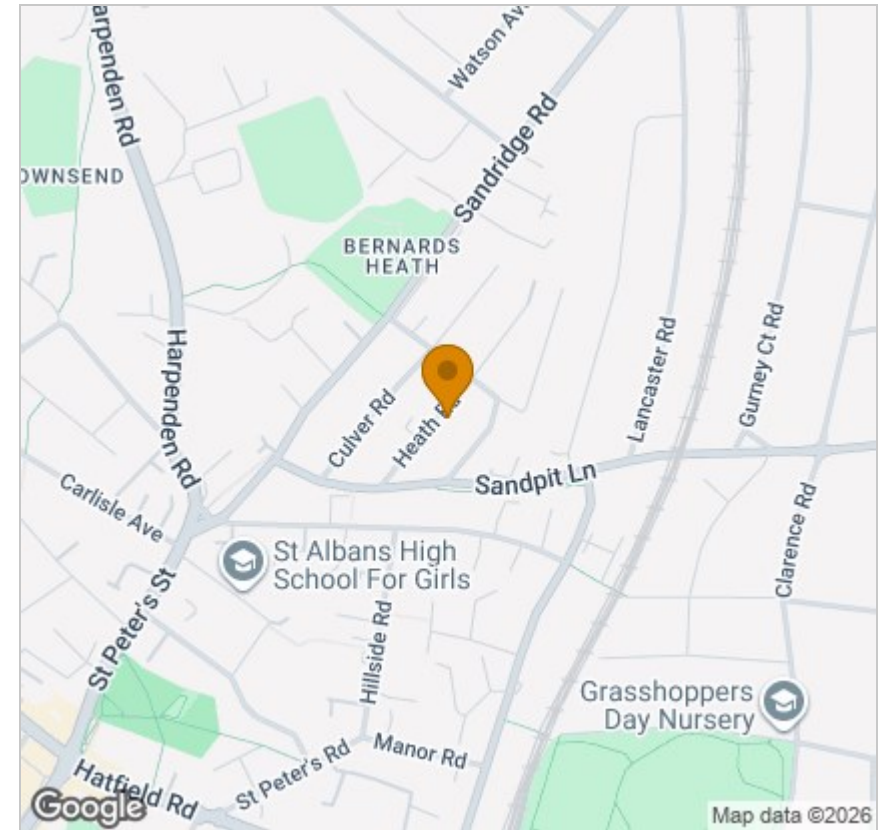
Viewing

Please contact our Office on 01727 223344 if you wish to arrange a viewing appointment for this property or require further information.

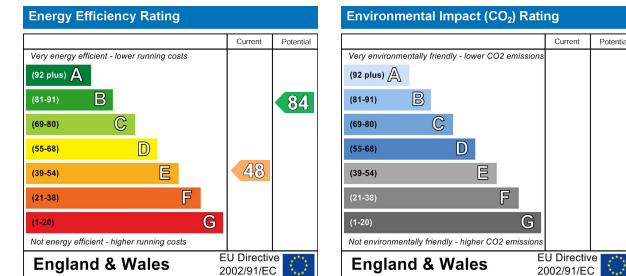
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Area Map



Energy Efficiency Graph



Paul Barker
ESTATE AGENTS