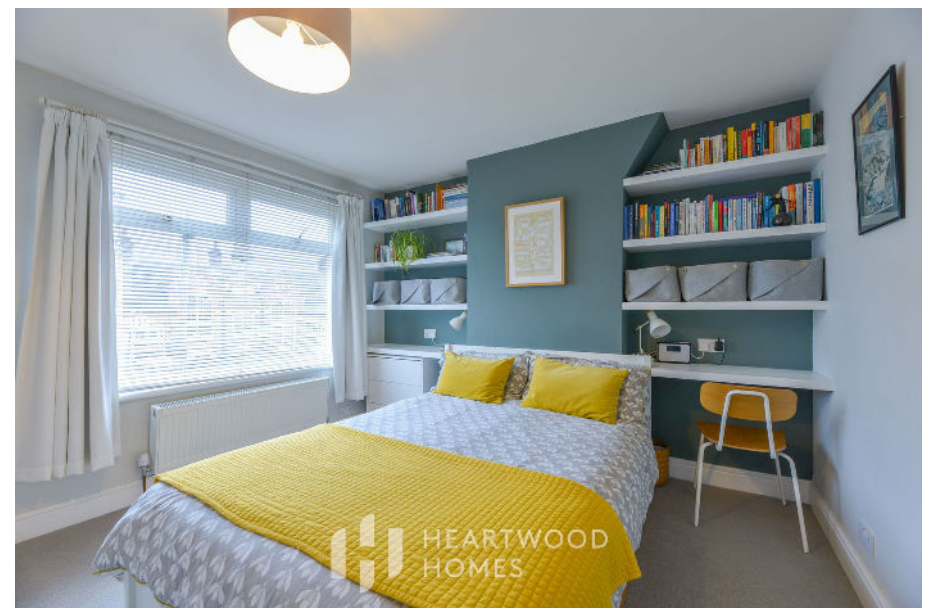




Camp Road, St. Albans, AL1 5NE

£700,000

🛏 3 🚿 1 🚿 2



Ideally located just a short walk from St Albans Station and the vibrant city centre, this delightful bay-fronted period cottage perfectly balances character and modern living. With a fantastic choice of shops, cafés, pubs and restaurants close by, and Clarence Park at the end of the road for a bit of green space, it's a home that really lets you enjoy the best of St Albans life.

Inside, the house feels bright and welcoming. The entrance hall leads into a spacious bay-fronted living and dining room with a cosy log burner, built-in storage, and bifold doors that let you open up or close off the space to suit your day.

The modern kitchen breakfast room is a real showstopper, flooded with natural light thanks to the skylight and large doors that open straight onto the garden. The central island makes it a perfect spot for family meals, weekend catch-ups or simply enjoying a morning coffee.

Upstairs, there are two generous bedrooms and a beautifully finished family bathroom, while the top floor offers another bright and spacious double bedroom, ideal as a main suite, guest room or home office.

The rear garden is private and low-maintenance, with two patio areas perfect for relaxing or entertaining friends, along with handy gated rear access. It's a lovely blend of comfort, style and convenience, a home ready to enjoy from the moment you move in.

If you'd like to see it for yourself, we'd love to show you around, get in touch to arrange a viewing





HEARTWOOD HOMES

HEARTWOOD HOMES



- Bay-fronted period cottage full of character
- Wide choice of shops, cafés, pubs, and restaurants nearby
- Flexible layout with bifold doors for open or separate spaces
- Three generous bedrooms across two floors
- Private rear garden with two patio areas and gated access
- Just a short walk to St Albans Station and city centre
- Spacious bay-fronted living and dining room with log burner
- Modern, light-filled kitchen breakfast room with central island
- Stylish family bathroom with contemporary finishes
- EPC Grade D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		
England & Wales	EU Directive 2002/91/EC	