

HEARTWOOD HOMES

Camp Road, St. Albans, AL1 5DX

£530,000

2 1 2









A charming two-bedroom character home, ideally positioned just moments from the mainline station, offering period character, beautifully presented accommodation and a lifestyle that makes everyday life wonderfully convenient.

From the moment you step in, there is a lovely sense of character and warmth. The generously proportioned living room provides a comfortable space to relax, unwind and enjoy quiet evenings at home, while the separate dining room creates an inviting setting for dinner with friends or relaxed family meals.

To the rear, the stylish kitchen has been thoughtfully designed with both everyday living and entertaining in mind, offering a practical and attractive space that connects well with the rest of the home.

Upstairs, there are two well proportioned bedrooms, each providing a comfortable retreat at the end of the day. They are served by a well-appointed Jack and Jill family bathroom, creating a practical layout for both residents and guests.

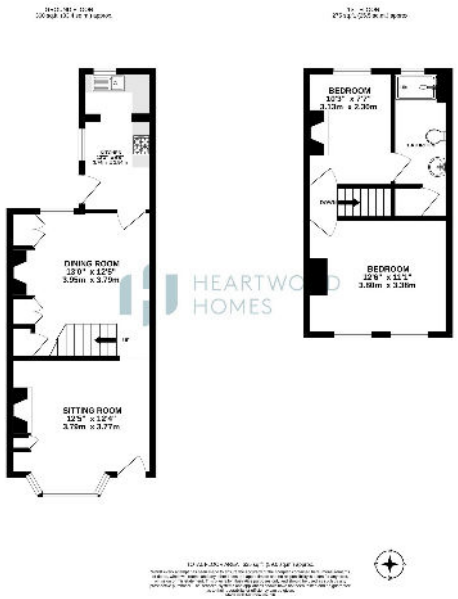
Outside, the private courtyard-style garden provides a lovely place to enjoy a morning coffee, unwind after work or make the most of warmer evenings with friends. It's a manageable outdoor space that gives you somewhere to sit and enjoy without taking up your weekends looking after it.

The location is a real highlight. With the mainline station just moments away, London commuters can enjoy swift and direct connections, while the nearby open spaces of Clarence Park provide the perfect escape for a morning walk, a stroll with the dog or simply some fresh air. The scenic Alban Way is also close by, providing a pleasant route into the heart of St Albans and beyond.

For those looking for a home with room to grow, there is also potential to extend the property in a similar way to neighbouring homes, subject to the necessary planning permissions. This could provide an exciting opportunity to further tailor the house to your needs in the

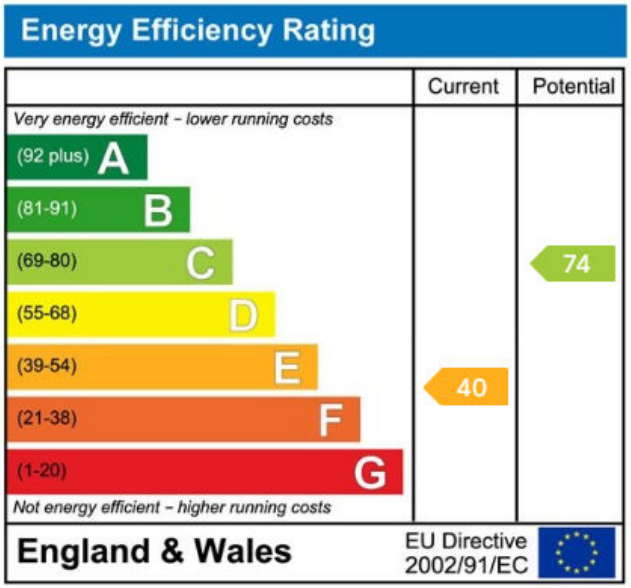






- Charming two-bedroom character home with plenty of period appeal
- Generous living room offering a comfortable space to relax
- Stylish kitchen combining practical design with modern finishes
- Well-appointed Jack and Jill family bathroom
- Close to Clarence Park, Alban Way and the heart of St Albans
- Just moments from the mainline station with direct London connections
- Separate dining room ideal for entertaining and evening meals
- Two spacious bedrooms providing comfortable personal space
- Private courtyard-style garden for relaxing and outdoor dining
- EPC Grade E





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