



HEARTWOOD  
HOMES

# Upper Heath Road, St. Albans, AL1 4DN

Guide Price £550,000

**3** **1** **2**



GROUND FLOOR  
400 sq ft (37.5 sq m) approx.  
1ST FLOOR  
403 sq ft (37.5 sq m) approx.



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TOTAL FLOOR AREA: 803 sq ft (74.1 sq m) approx.  
While every attempt has been made to ensure the accuracy of the drawings, measurements and information contained within them, neither the agents nor the vendor accept any responsibility or liability for any inaccuracies, errors or omissions. They are not intended to form part of any contract and no warranty is given as to the accuracy of the information contained within. The photographs do not necessarily show the current condition of the property.



A three bedroom period home which is located in the sought after Bernards Heath conservation area close to highly regarded schooling and the mainline station. The property is also perfectly situated only a short distance from St Albans City Centre with its wide variety of shops, pubs and some amazing eateries.

This property is in need of some updating and provides excellent accommodation. Starting in the living room which leads through to the rear is the kitchen/dining family room, ideal for family living and entertaining. To the first floor there are three well-proportioned bedrooms with the third bedroom being accessed through the second bedroom.

Externally you have an enclosed rear garden with right of way access. Please call in today to book an early viewing to avoid missing out. EPC Grade E





- Excellent access to the city centre and the station
- Cul de sac location
- Close to sought after schools
- In need of some updating
- Three bedrooms
- Enclosed Garden

