



HEARTWOOD  
HOMES



# Carlisle Avenue, St. Albans, AL3 5LX

£1,250,000

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An impressive and charming four-bedroom bay-fronted period home, perfectly located in the heart of St Albans City Centre conservation area. It's just a short distance from top-rated schools and the vibrant city centre, which offers an array of shopping and leisure options. Plus, with the City Thameslink a brief walk away, you'll have great access to London.

This delightful home is brimming with period features and offers substantial, flexible living space. Step in through the storm porch into a warm and welcoming hallway. At the front, you'll find a bright bay-fronted lounge and a cosy living room towards the rear, both featuring beautiful fireplaces. Toward the back, there's a bespoke, contemporary kitchen that's open to a light and airy dining room with full-width bifold doors leading to the landscaped garden.

Upstairs, the first floor houses three spacious bedrooms, including a lovely bay-fronted master bedroom with a full-width selection of fitted wardrobes. There's also a well-designed modern bathroom. On the top floor there is another well sized bedroom with ample eaves storage.

Outside, the front features a well-presented walled garden with a stunning mosaic pathway leading to the storm porch. At the back, the bifold doors open seamlessly to a beautifully landscaped garden with a wonderful sunny aspect. There are various areas to rest and relax and a generous raised decking area, perfect for entertaining and BBQs.

We look forward to welcoming you to this wonderful home. Book your appointment today!



