



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!



GROUND FLOOR
685 sq ft (63.7 sq m) approx.

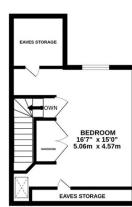
1ST FLOOR
592 sq ft (54.6 sq m) approx.

2ND FLOOR
289 sq ft (26.9 sq m) approx.



TOTAL FLOOR AREA: 1566 sq ft (145.5 sq m) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of rooms and other areas are approximate. These floorplans are for illustrative purposes only and should not be used as the basis for any construction or measurement. This plan is to be illustrative purposes only and should not be used as such by any prospective purchaser. These floorplans are not to scale. They are not intended to be used for planning purposes and are presented for guidance only.

Made with Metricon C2024



- Charming four-bedroom period home in St Albans City Centre conservation area.
- Excellent transport links with City Thameslink station within walking distance.
- Spacious living accommodation with a bay-fronted lounge and cosy rear Master bedroom with bay window and extensive fitted wardrobes.
- Beautifully landscaped rear garden with sunny aspect, ideal for outdoor entertaining.
- Close proximity to top-rated schools and vibrant city centre amenities.
- Abundant period features throughout, creating a characterful atmosphere.
- Bespoke, contemporary kitchen opening to a light-filled dining room.
- Modern bathroom and additional bedroom with ample eaves storage on top
- EPC Grade D

