



HEARTWOOD  
HOMES

# Catham Close, St. Albans, AL1 5QT

£625,000

3 1 1



This charming three-bedroom family home is situated in a lovely location with excellent potential for extension, subject to planning permission. Ideally positioned near the highly sought-after Samuel Ryder and Cunningham Hill Schools, it's also just 1.1 miles from St Albans mainline station, offering direct access to London via St Pancras International.

The home features well-planned and versatile living spaces. Starting with a spacious entrance hall and convenient ground floor W.C., you'll move through to a bright, open-plan living and dining room. At the rear, there's a generously sized, modern kitchen.

Upstairs, the first floor offers three spacious bedrooms and a attractive bathroom.

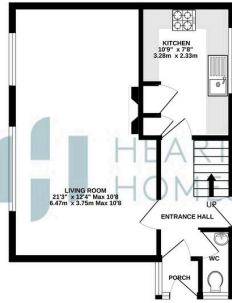
Outside, the block-paved driveway provides plenty of off-street parking, and the beautifully landscaped rear garden is ideal for family gatherings and entertaining. Contact us today to arrange a viewing!



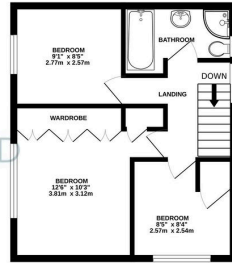
GARDEN STORE  
72 sq ft (6.7 sq m) approx.



GROUND FLOOR  
408 sq ft (37.9 sq m) approx.



1ST FLOOR  
382 sq ft (35.4 sq m) approx.



TOTAL FLOOR AREA: 873 sq ft (81.1 sq m) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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- Three-bedroom family home
- Great potential for extension (STPP)
- Close to Samuel Ryder and Cunningham Hill Schools
- Just 1.1 miles from St Albans station with direct trains to London
- Spacious living and dining room
- Landscaped rear garden
- Off-street parking on a block-paved driveway
- EPC Grade E

