



3 Bedrooms



1 Bathroom



2 Reception Rooms



On Street Parking



50ft Approx.



EPC Band D

Council Tax  
Band: D £2,155.11 (2024/2025)

Local Authority  
St Albans City & District  
Council

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Upper Heath Road, St. Albans, AL1 4DN  
Guide Price £525,000 Freehold

## Upper Heath Road, St. Albans

A three bedroom period home located in the popular Bernards Heath area of St Albans within easy reach of highly regarded schooling, the mainline station and St Albans city centre.

🏡 Charming Period Home Arranged Over Two Floors

🏡 Quiet Cul-de-Sac Location

🏡 Two Reception Rooms

🏡 Three Bedrooms

🏡 Private Rear Garden Approximately 50ft

🏡 Close to St Albans City Centre & Mainline Station

### Description

This charming home forms part of a short terrace of properties and is set at the end of a quiet cul-de-sac.

The front door opens into a front reception room currently being used as a music room and, in turn, this leads into a spacious reception room, open-plan to the kitchen. The bright kitchen is to the rear with views of the garden and is well planned with a good range of wall and base units and integrated appliances. The property has three bedrooms, the largest of which is to the front of the property and has excellent fitted storage provision. The second bedroom is also a good size and leads through to the smaller single bedroom, both overlooking the garden. All three bedrooms are serviced by a smart family bathroom which can be found on the ground floor. Externally the property has a delightful rear garden with a paved patio area close to the house and a good size lawn. There is a useful timber shed at the rear useful for storage and there is direct access available from the street running along the side of the house.

### Location

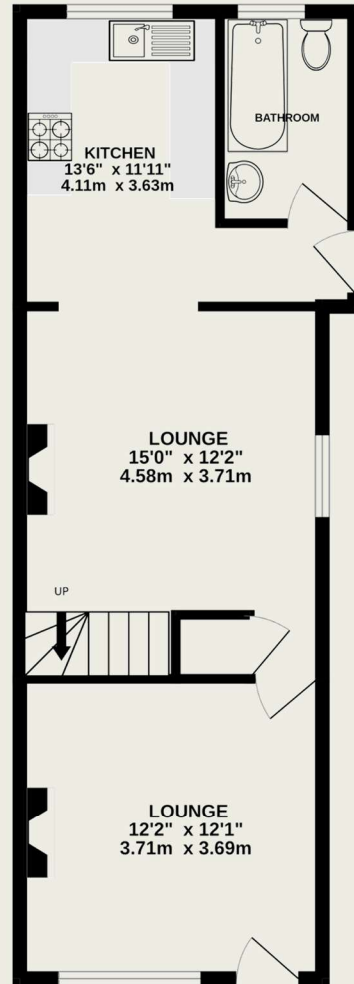
Upper Heath Road is a quiet cul-de-sac set on the northern edge of St Albans City centre close to well-regarded schools, Bernard's Heath, the city centre and mainline railway station. The address proves popular with young families and commuters and the road consists of similar properties of character.



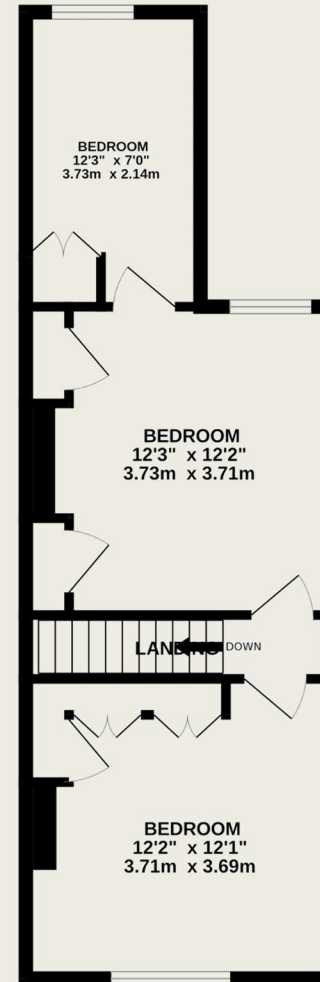


**Important Information**

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GROUND FLOOR  
483 sq.ft. (44.9 sq.m.) approx.



1ST FLOOR  
407 sq.ft. (37.8 sq.m.) approx.

TOTAL FLOOR AREA : 883sq.ft. (82.0 sq.m.) approx.

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