

27 Upper Heath Road, St. Albans, AL1 4DN
Guide price £665,000 Freehold



27 Upper Heath Road

St. Albans, AL1 4DN

A highly attractive Victorian terraced house located on a desirable no-through road in the ever-popular Bernards Heath area of St Albans. This charming home showcases a wealth of period features and offers exciting potential for a rear extension and loft conversion (STPP).

The accommodation begins with a welcoming lounge featuring three sash windows to the front, a beautiful period fireplace with decorative inset tiles, and wooden flooring. A door leads to the inner hallway with stairs to the first floor, and further access to the dining room. This sociable space includes a study area, a window overlooking the rear garden, and wooden flooring, with a door through to the kitchen.

The kitchen is bright and spacious, fitted with a range of wall and base units and a combination of integrated and freestanding appliances. Two side windows and French doors leading to the garden ensure excellent natural light and easy access to the outdoor space.

Upstairs, the landing provides access to a storage cupboard, the loft, and three well-proportioned bedrooms. The principal bedroom enjoys three front-facing sash windows and a fitted wardrobe. The second and third bedrooms overlook the rear garden, and the family bathroom includes a bath with overhead shower, basin, and WC.

Outside, the front of the property features a low-level brick wall and a pathway to the front door. The rear garden is wonderfully private, with a patio leading to a decked seating area, mature evergreen planting along the sides, and a mature tree at the rear offering seclusion and character.

Upper Heath Road is a highly desirable address, known for its peaceful setting, close proximity to excellent local schools, local shops, the open green space of Bernards Heath, and easy access to both the City centre and the mainline train station.





ACCOMMODATION

Lounge

11'9 x 11'11 (3.58m x 3.63m)

Dining Room

11'9 x 9'5 (3.58m x 2.87m)

Kitchen

13'9 x 7'9 (4.19m x 2.36m)

FIRST FLOOR

Bedroom 1

11'9 x 11'11 (3.58m x 3.63m)

Bedroom 3

7 x 6'10 (2.13m x 2.08m)

Bedroom 2

13'9 x 7'9 (4.19m x 2.36m)

Bathroom

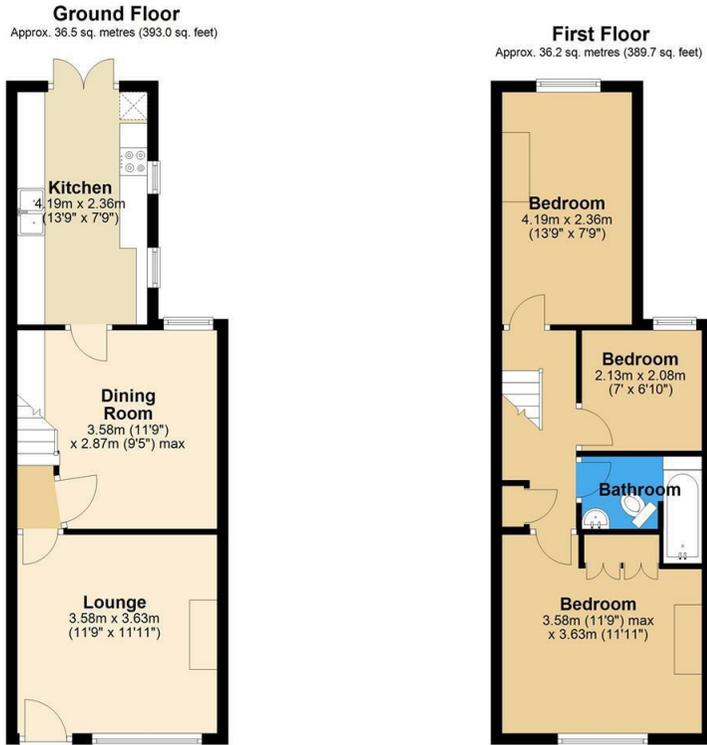
OUTSIDE

Small Front Garden

Rear Garden



Floor Plan



Total area: approx. 72.7 sq. metres (782.7 sq. feet)

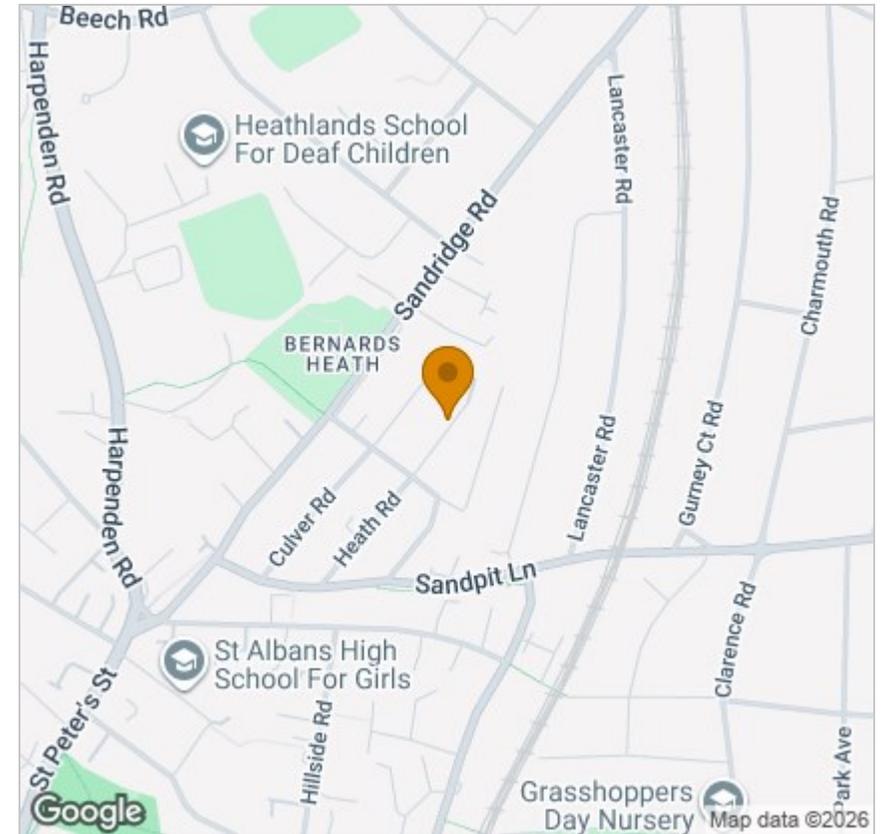
The Floor Plan is not to Scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared with due diligence and whilst we have confidence in the information produced it should not be relied upon. Maximum lengths and widths are represented on the plan. If there are any aspects of particular importance, you should carry out or commission your own inspection of the property. Copyright © SKMSTUDIO
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Viewing

Please contact our Office on 01727 223344 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

