



7 Battlefield Road

St Albans, Hertfordshire

STRUTT  
& PARKER

BNP PARIBAS GROUP



## A detached six bedroom period property with two kitchens and double garage located in a sought-after location.

A handsome family home, in need of some cosmetic modernisation but offering the prospective purchaser the opportunity to create an ideal family and entertaining space. It is located in the desirable Bernards Heath area to the north-east of the city, near to local and city centre amenities and the station.



**2 RECEPTION ROOMS**



**6 BEDROOMS**



**2 BATHROOMS**



**DOUBLE GARAGE**



**GARDEN**



**FREEHOLD**



**CITY CENTRE**



**2,552 SQ FT**



**GUIDE PRICE  
£2,000,000**



### The property

7 Battlefield Road is an attractive red brick detached family home offering almost 2,600 sq ft of light-filled and flexible accommodation arranged over two floors. While in need of some cosmetic modernisation, the property offers the prospective purchaser the opportunity to create an elegant, practical family and entertaining environment, combining modern amenities with retained period features including sash glazing, high ceilings with some fine cornicing, some picture rails and original fireplaces. The accommodation flows from an entrance lobby and L-shaped reception hall with a useful cloakroom. It briefly comprises spacious drawing and sitting rooms, both with gable end bay windows and feature stone fireplaces with inset electric woodburning stoves. The property also benefits from a generous dining room with a feature cast iron open fireplace and a glazed door to the rear terrace, together with a front aspect study, also with feature fireplace and with a door to an inter-connecting kitchen with a part-glazed door to

the side aspect. The ground floor accommodation is completed by a second rear aspect kitchen and a separate fitted utility room. Both kitchens have a range of wall and base units, complementary work surfaces and space for modern integrated appliances.

Stairs rise from the reception hall to a spacious split-level first floor landing with further useful storage. It gives access to part-vaulted bedroom accommodation, comprising an L-shaped principal bedroom with en suite bathroom, five further remaining bedrooms, one with full-height fitted storage and the remaining four with useful fitted sinks, together with a family bathroom with separate WC.

### Outside

Set behind low-level walling topped by mature specimen trees, and with its gable end facing the road, the property is approached over a concreted rear driveway providing private parking and giving access to the detached double garage which has an internal





door to the garden. Also in need of some cosmetic maintenance, the garden surrounding the property on three sides is laid mainly to lawn bordered by mature shrubs and trees. It features numerous seating areas, a garden pond to the rear aspect, two integral external stores neighbouring the rear aspect kitchen, easily re-integrable into the house if required, and a paved terrace off the dining room, ideal for entertaining and al fresco dining.

Location

The property is located in the popular Bernards Heath area of the city, near to the park of the same name. St Albans' historic city centre offers independent retailers, major stores, bars, cafés, pubs, restaurants, and leisure, cultural and sporting venues including a community gym, bowls and tennis club and golf course. The city has numerous additional green spaces, including Verulamium Park, Clarence Park, Cunningham Hill, The Wick and Heartwood Forest. Transportation links are excellent: the M25 and M1 give

access to major regional centres, London and its airports and the motorway network, and the mainline station (0.7 mile) offers fast through services via St Pancras to the City (19 minutes), Gatwick and beyond.

The city offers a wide range of state primary and secondary schooling including Loreto College and St Albans Girls' School (both rated Outstanding by Ofsted), together with independent schools including St Albans High School for Girls, St Albans, St Columba's College and Aldwickbury.



Distances

- St Albans High Street 1.0 mile
- M25 (Jct 21A) 4.2 miles
- M1 (Jct 6) 5.4 miles
- London Luton Airport 12.1 miles
- Central London 26.1 miles
- London Heathrow Airport 29.4 miles

Nearby Stations

- St Albans City
- St Albans Abbey

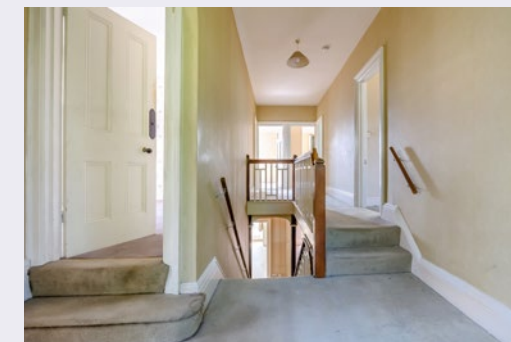
Key Locations

- Bernards Heath
- St Albans Cathedral
- Verulamium Museum & Park
- Roman Theatre of Verulamium
- River Ver
- Clock Tower
- Sopwell Nunnery Ruins

- Clarence Park
- Cunningham Hill Green Space
- The Wick Local Nature Reserve
- Jersey Farm Woodland Park
- Heartwood Forest

Nearby Schools

- Bernards Heath Infant and Nursery School
- Bernards Heath Junior School
- St Albans High School for Girls
- Maple Primary School
- Loreto College
- Alban City School
- Verulam School
- Garden Fields Junior Mixed and Infant School
- Aboyne Lodge Junior Mixed and Infant School
- St Albans Girls' School



## Floorplans

Main House internal area 2,552 sq ft (237 sq m)  
 Garage internal area 330 sq ft (31 sq m)  
 Outbuilding internal area 98 sq ft (9 sq m)  
 Total internal area 2,980 sq ft (277 sq m)  
 For identification purposes only.

## Directions

AL1 4DA

**what3words:** ///lace.golf.just - brings you to the driveway

## General

**Local Authority:** St Albans City and District Council.  
**Services:** Electricity, gas, mains water and drainage.  
**Mobile and Broadband checker:** Information can be found here <https://checker.ofcom.org.uk/en-gb/>

**Council Tax:** G **EPC Rating:** D

**Wayleaves and easements:** the property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not

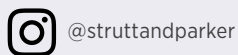
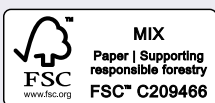
## St Albans

15 London Road, St Albans, AL1 1LA

**01727 840285**

stalbans@struttandparker.com  
 struttandparker.com

**IMPORTANT NOTICE:** Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken July 2025. Particulars prepared July 2025. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited



Over 50 offices across England and Scotland,  
 including Prime Central London

For the finer things in property.

