



Connells

Watford Road
St. Albans

Watford Road
St. Albans AL2 3EA

For Sale Guide Price
£875,000



Property Description

From the moment you step inside, you'll appreciate the home's impressive proportions. A welcoming entrance hall leads to a study, cloakroom and an elegant 15'7 living room, which flows effortlessly into a spacious 20'5 dining room-creating a wonderful setting for both everyday family life and entertaining. Beyond, the impressive 21'10 kitchen/breakfast room forms the heart of the home, offering endless potential to transform into a stunning contemporary family space.

One of the property's standout features is the thoughtfully designed ground floor annexe accommodation, comprising a bedroom/reception room, utility room and shower room. Perfect for multi-generational living, older children, visiting guests or a home business, this flexible space offers a wealth of possibilities.

Upstairs, four generously proportioned bedrooms are complemented by a spacious family bathroom, providing comfortable accommodation for growing families.

Stepping outside, the beautifully established rear garden is a true sanctuary. Enjoying an excellent degree of privacy and seclusion, it offers the perfect backdrop for summer entertaining, children's play or simply unwinding. A charming garden room further enhances the outdoor space, making an ideal home office, gym, studio or peaceful retreat.

To the front, a substantial driveway provides parking for numerous vehicles and is complemented by a double garage.

Location

Perfectly positioned, the property is within easy reach of highly regarded schools, local shops and everyday amenities. Greenwood Park is just a short stroll away, while St Albans' vibrant city centre, excellent restaurants, boutique shopping and both mainline stations with fast links into London are all conveniently accessible.

Lounge

15' 7" x 13' 9" (4.75m x 4.19m)

Dining Room

20' 5" x 8' 10" (6.22m x 2.69m)

Kitchen

21' 10" x 9' (6.65m x 2.74m)

Study

7' 11" x 7' 11" (2.41m x 2.41m)

Bedroom One

18' 10" x 7' 10" (5.74m x 2.39m)

Bedroom Two

11' 11" x 11' 5" (3.63m x 3.48m)

Bedroom Three

13' 3" x 8' 11" (4.04m x 2.72m)

Bedroom Four

11' 7" x 10' 10" (3.53m x 3.30m)

Bedroom Five

9' 7" x 8' (2.92m x 2.44m)









Ground Floor



First Floor



Outbuilding

Total floor area 203.8 m² (2,194 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

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Band: G

Tenure: Freehold

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