



Watling Street, St. Albans, AL1 2QF
Asking price £1,000,000

Sears & Co
estate & letting agents



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An attractive and well established five bedroom semi detached family home, situated in this exclusive position on Watling Street, approximately 1.2 miles from St Albans High Street. The layout currently spans in excess of 1800 sqft and offers further potential to extend (subject to the necessary planning permission).

Accommodation includes an entrance porch, entrance hallway, bay fronted living room, dining room, well appointed kitchen/breakfast room, useful utility room, w/c, study, four first floor bedrooms, shower room, family bathroom and a fifth bedroom located on the second floor.

Externally the property further boasts substantial driveway parking, an area of front garden and a sizeable mature private rear garden.

Perfectly positioned on the historic Watling Street, this charming property offers character and convenience in equal measure. Nestled near the iconic St Albans Cathedral and the city's award winning market (est. 860 AD), it sits on one of Britain's oldest roads. Residents will enjoy access to excellent local schools, fast links to London (approximately 30 minutes), green open spaces, and a vibrant high street lined with shops, cafés, and some of the UK's oldest pubs.

Council tax band F. Contact sole appointed selling agents Sears & Co to arrange a viewing.

Front Door

Entrance Porch

Tiled flooring. Wooden door to the entrance hallway.

Entrance Hallway

Two glazed windows. Radiator. Wood flooring. Under stair storage cupboard. Stairs rising to the first floor accommodation. Access to the study, kitchen/breakfast room, dining room and living room.

Living Room

Glazed bay window. Radiator. Wood flooring. Fireplace with stone hearth and wooden surround.

Dining Room

Two double glazed windows. Double glazed doors leading to the rear garden. Radiator. Wood flooring.

Kitchen/Breakfast Room

Three double glazed windows. Velux window. Double glazed door leading to the rear garden. Fitted with a range of eye and base level units with work surfaces over. Integrated oven with gas hob and extractor over. Space for a freestanding dishwasher. One and a half bowl stainless steel sink with drainer unit and mixer tap. Tiling to splash back areas. Tiled flooring. Radiator. Storage cupboard. Recessed down lighting. Access to the utility room.

Utility Room

Double glazed door leading to the side aspect. Fitted with a base level unit with work surface over. Space for a freestanding fridge freezer, washing machine and tumble dryer. Stainless steel round bowl sink. Tiled flooring. Tiling to splash back areas. Storage cupboard. Access to the w/c.

W/C

Glazed window. Fitted with a wall mounted wash hand basin and a low level w/c. Tiled flooring. Tiling to splash back areas. Radiator.

Study

Double glazed window. Glazed window. Radiator. Wood effect flooring.

First Floor Landing

Velux window. Radiator. Stairs rising to the second floor bedroom. Access to the shower room, family bathroom and four bedrooms.

Bedroom

Glazed bay window. Radiator. Built in wardrobes.

Bedroom

Double glazed window. Radiator. Built in wardrobe.

Bedroom

Glazed window. Radiator.

Bedroom

Glazed window. Radiator.

Shower Room

Glazed window. Fitted with a three piece suite to include a shower enclosure, pedestal wash hand basin and a low level w/c. Partially tiled walls. Tile effect flooring. Airing cupboard. Chrome heated towel rail. Extractor fan. Recessed down lighting.

Family Bathroom

Double glazed window. Fitted with a three piece suite to include a panel enclosed bath with shower attachment, pedestal wash hand basin and a low level w/c. Partially tiled walls. Tiled flooring. Extractor fan. Chrome heated towel rail. Recessed down lighting.

Bedroom

Double glazed window. Velux window. Two radiators. Eaves storage.

To The Front

An area of block paving providing driveway parking. An area of front garden laid with lawn. Hedging. Planted borders. Outside light. Gated side access.

To The Rear

A private garden arranged with areas of patio and lawn. Enclosed by timber panel fencing and part hedging. Mature trees. Planted borders. Outside lights. Outside tap. Gated side access.







Total area: approx. 170.7 sq. metres (1837.1 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	66 D	76 C
39-54	E		
21-38	F		
1-20	G		