



3 Bedrooms



1 Bathroom



1 Reception Room



On-Street Parking



South-West Facing



EPC Band C

Council Tax  
Band: D £2,344.42 (2025/2026)

Local Authority  
St Albans City & District  
Council



**Watling View, St. Albans, AL1 2PA**  
**Guide Price £485,000 Freehold**



## Watling View, St. Albans

A beautifully presented mid terraced home with a south-west facing garden. Located within walking distance of St Albans city centre, this property has been completely renovated and offers scope for further improvement, subject to the usual consents.

### Description

This lovely three bedroom home has been comprehensively refurbished by the current owners in recent years with completed works including installation of a new heating system, new flooring and replastering throughout. The whole property is presented in excellent order, with a smart contemporary finish throughout. The front door opens into the entrance hall, where there is a useful WC, and to the left is the bright dual aspect reception room where there is plenty of space for both living and dining furniture. The kitchen is to the rear and is arranged to provide storage and workspace on both sides with a door leading to a separate utility area with access to the garden.

A brick-built outbuilding beyond here may offer exciting scope for conversion, subject to the necessary consents, and there is precedent in the immediate area for ground floor extensions.

Upstairs, there are three bedrooms, the smallest of which currently serves as an excellent home office space. All rooms are beautifully presented with panelling having been added to the walls in the largest room, giving it a stylish finish. The stunning family bathroom is reached from the landing, generously proportioned with a free-standing bath and separate shower.

The garden faces south-west and has an open aspect to the rear. There is a good sized lawn with a pretty Silver Birch tree, and there is a timber seating area closer to the property.

### Location

Watling View is positioned to the south of St Albans and is close to the city centre's excellent range of shops, bars and restaurants. There are several schools within walking distance and both the Abbey Flyer and City Stations are easily reached.



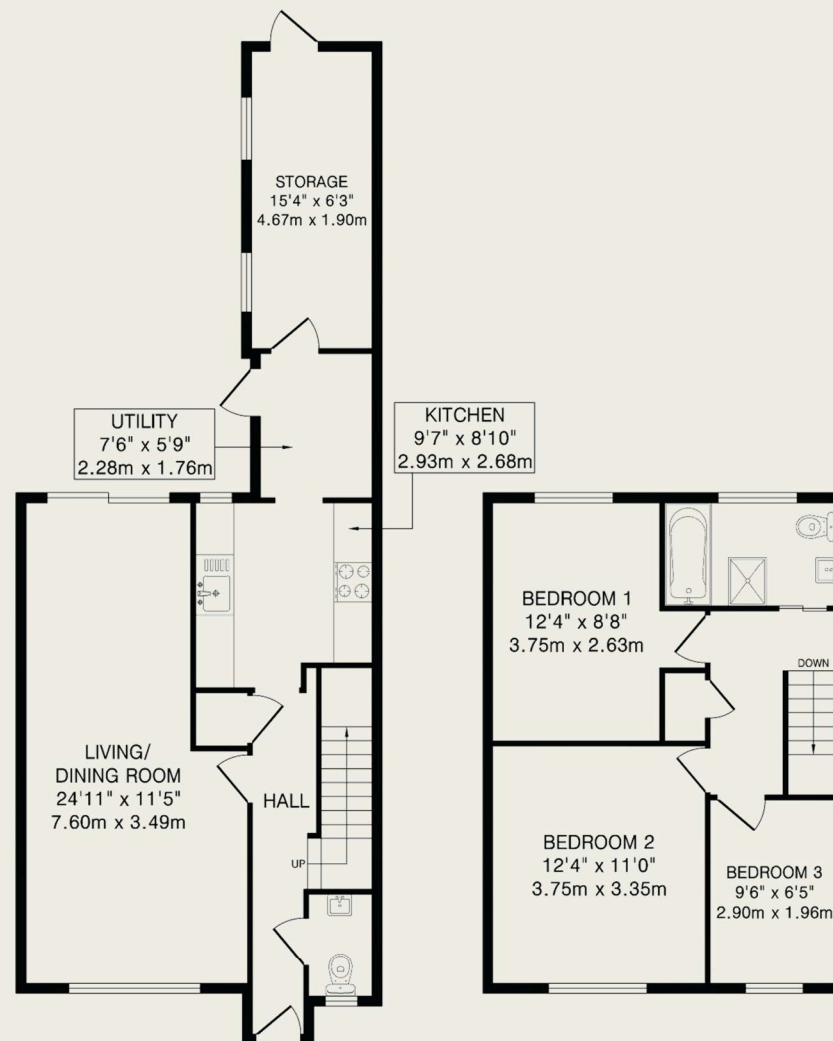




#### Important Information

These particulars do not constitute an offer or contract in whole or part. The statements contained herein are made without responsibility on the part of Ashtons or the vendors and they cannot be relied upon as representatives of fact. In respect of floor plans, these are for illustrative purposes only. The measurement and position of each element is approximate and must be viewed as such. Intending purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. The vendors do not make or give, and neither Ashtons nor any person in their employment has any authority to make or give, any representation or warranty whatsoever in relation to this property. We offer a wide range of services through third party providers including solicitors, surveyors, removal firms, mortgage providers and EPC suppliers. We receive additional payments for administering suppliers quoting software and making referrals. You are not under any obligations to use these services and it is your discretion whether you choose to deal with these parties or your own preferred supplier. You should be aware the average payment we received in 2021 equated to £48.36 per referral.





Ground Floor  
597 sq.ft.(55.4 sq.m)approx.

First Floor  
446 sq.ft.(41.4 sq.m)approx.

TOTAL FLOOR AREA: 1043 sq.ft.(96.8 sq.m)approx.

This floorplan is for illustration purposes only. The measurements and position of each element are approximate and must be viewed as such.