



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 £475,000 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

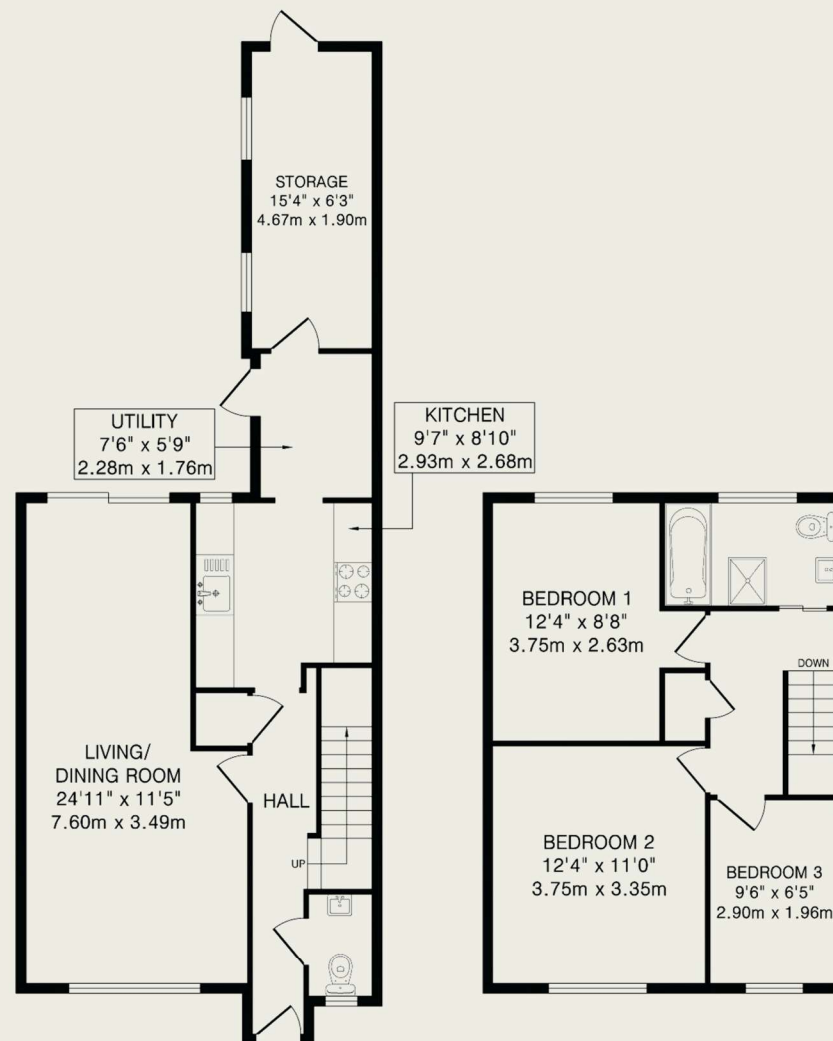
Watling View is positioned to the south of St Albans and is close to the city centre's excellent range of shops, bars and restaurants. There are several schools within walking distance and both the Abbey Flyer and City Stations are easily reached.





Important Information

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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.

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