



4 Bedrooms



3 Bath/Shower Room + WC



3 Reception Rooms



Off-Street Parking



80ft



EPC Band A

Council Tax

Band: F £3,386.39 2025/2026

Local Authority

St Albans City & District  
Council



**Watford Road, Chiswell Green, St Albans, AL2 3DD**  
**Guide Price £900,000 Freehold**



## Watford Road, Chiswell Green, AL2 3DD

An extended and immaculately presented 1930's four bedroom semi-detached family home offering spacious accommodation with a high specification and stylish finish. Set on the southern side of St Albans, moments from well-regarded schools and transport links in and out of the city it also features a landscaped garden and studio.

### Description

Upon entering, the welcoming hallway leads to a formal sitting room featuring a charming bay window and a cosy focal fireplace. The heart of the home is undoubtedly the expansive open-plan kitchen/dining area. This impressive space offers a bespoke handmade Bramptons kitchen with an island, breakfast bar, a comprehensive range of Siemens integrated appliances and a Quooker tap. Bi-folding doors provide seamless access to the beautifully landscaped 80ft mature rear garden, creating a perfect setting for indoor-outdoor living and entertaining. A convenient utility room and a versatile office/playroom with its own separate entrance complete the ground floor layout. Upstairs, four well-proportioned bedrooms provide ample space for family and guests, complemented by a newly fitted family bathroom with Aqualisa shower, Porcelanosa tiles and Amtico flooring. Bedroom one offers generous fitted wardrobes throughout and bedroom two benefits from a stylish ensuite bathroom. Externally, the property benefits from a driveway providing ample off-street parking. The beautifully landscaped rear garden offers a tranquil retreat with a paved seating area, ideal for alfresco dining. At the end of the garden, a state-of-the-art fully insulated garden studio provides a versatile space for a home office or gym, complete with power, lighting, and sliding doors. Solar panels have also been added which generate approx £1,200 per annum in savings. In summary, this exceptional family home combines style, comfort, and functionality, presenting a unique opportunity to acquire a skillfully designed property in a sought-after location.

### Location

Set back from the Watford Road on a small slip road, this property is situated in an area of St Albans that provides easy access to the surrounding motorway networks and proves popular with families wishing to be accessible to sought-after schooling. This small section of the road consists of property of similar type and is close to many countryside walks. Chiswell Green is supported by a range of local shops, recreational and leisure facilities.



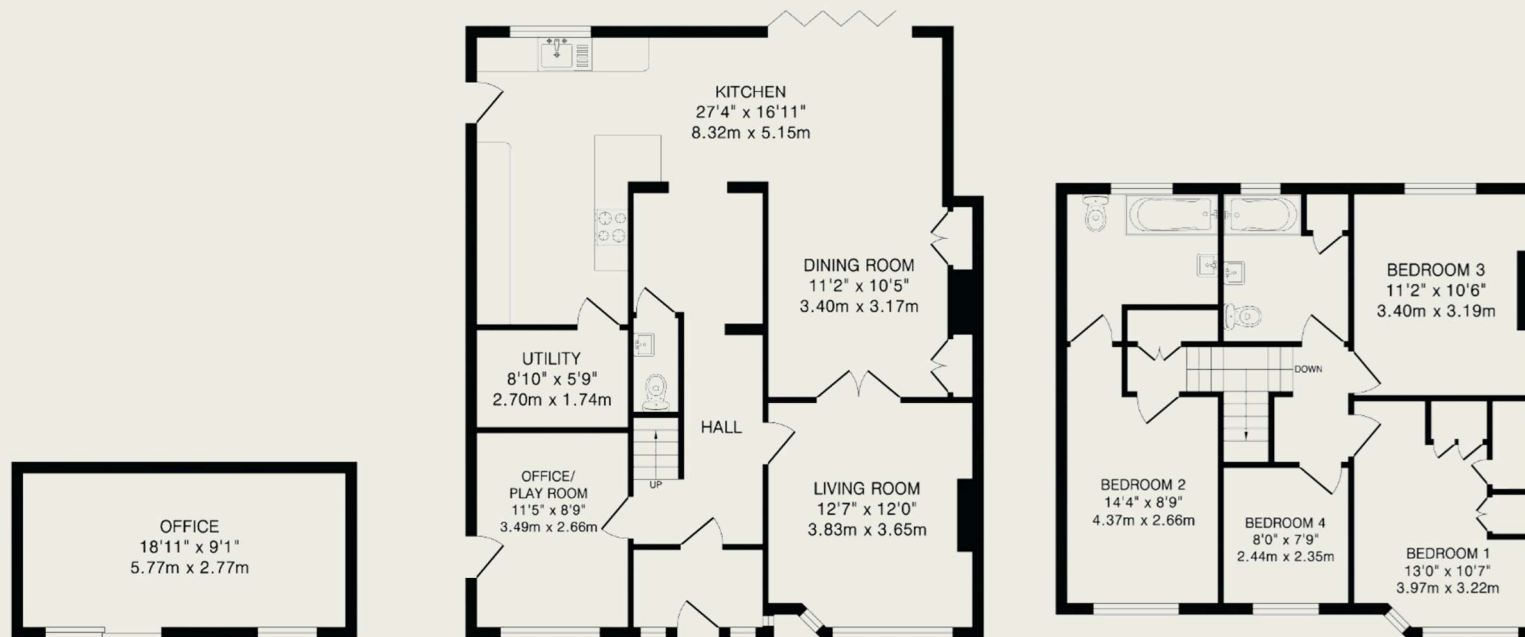




**Important Information**

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Outbuilding  
172 sq.ft.(15.9 sq.m)approx.

Ground Floor  
987 sq.ft.(91.6 sq.m)approx.

First Floor  
667 sq.ft.(62.0 sq.m)approx.

TOTAL FLOOR AREA: 1826 sq.ft.(169.5 sq.m)approx.

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