



4 Bedrooms



2 Bath/Shower Rooms



2 Reception Rooms



Off-Street Parking



90ft



EPC Band D

Council Tax

Band: F £3,386.39 (2025/2026)

Local Authority

St Albans City & District
Council

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Watford Road, St Albans, AL2 3DW
Guide Price £800,000 Freehold

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An extended and beautifully presented four bedroom semi-detached property, conveniently positioned for outstanding local schooling and various motorway links.

- Beautifully Presented Semi-Detached Family Home
- Modern Kitchen/Breakfast Room
- Four Bedrooms
- Planning Permission Previously Approved for Loft Conversion
- 90ft Landscaped Rear Garden
- Off-Street Parking
- Close to St Albans City Centre & Highly Regarded Schooling

Description

The ground floor features a welcoming entrance leading to a bright living room, a separate dining area ideal for entertaining and a modern kitchen/breakfast room at the heart of the home. Additional ground floor rooms include a study, a large bedroom, and a separate shower room, with a playroom offering flexibility for families or those seeking extra living space. Upstairs, the first floor comprises three well-proportioned bedrooms and a contemporary family bathroom. Planning permission was previously approved for a substantial loft conversion creating a principal bedroom and ensuite shower room.

Outside, the property is equally impressive. To the rear, a large, decked area leads to beautifully landscaped gardens, perfect for relaxing or entertaining. To the front, a substantial paved driveway offers ample off-street parking, adding convenience to this already appealing home. This property truly combines comfort, space, and practicality in a sought-after residential setting.

Location

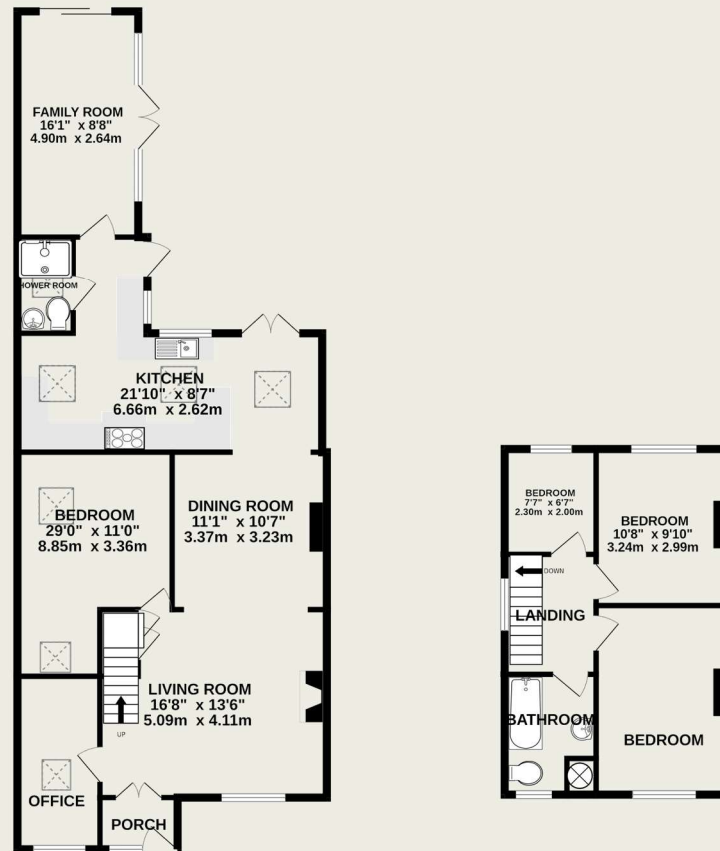
This property is situated in an area of St Albans that provides easy access to the surrounding motorway networks and proves popular with families wishing to be accessible to sought-after schooling. The property is close to many countryside walks and Chiswell Green is supported by a range of local shops, recreational and leisure facilities.





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
1027 sq.ft. (95.4 sq.m.) approx.

1ST FLOOR
402 sq.ft. (37.3 sq.m.) approx.

TOTAL FLOOR AREA : 1429 sq.ft. (132.8 sq.m.) approx.

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