



**BRADFORD  
& HOWLEY**

HARPENDEN | MARSHALSWICK | ST ALBANS

Watford Road, St. Albans, AL1 2AJ

£1,340,000

## Watford Road, St. Albans, AL1 2AJ

A beautifully presented fully detached family residence situated in a highly sought after location close to St Columbus College and Verulamium lakes. This wonderful home features superb accommodation with gated front access, extensive parking and a fantastic large rear garden.

The accommodation comprises entrance lobby, inner entrance hall, principle reception room with feature fireplace and bi-fold doors, dining room, kitchen/breakfast room with feature roof lantern, cloakroom.

On the first floor the principle bedroom has a stunning en-suite and Juliet style balcony and the second bedroom also enjoys an en-suite. There are two further bedrooms and further bathroom. Externally there is a garage, extensive parking and a large rear garden.

The property is located on the south side of St Albans with easy access to the city centre and ideal for access to the motorway network.



## ACCOMMODATION

### Entrance

Front door opening into:

### Entrance Lobby

Radiator, coving, down lighting, useful deep built in coat cupboard, opaque double glazed multi-pane style window to front, engineered wood flooring, part glazed door to:

### Inner Hallway

Staircase to first floor, built in storage cupboard, door to cloakroom, door to kitchen, radiator, dado rail, internal hallway leading to dining room and living room.

### Living Room

18'8 max x 21'6 (5.69m max x 6.55m)

A fabulous large room with double glazed bi-fold doors to garden, engineered wood flooring, coving, down lighting, two radiators, the main focal point to the room is a superb log burner inset into feature fireplace.

### Dining Room

12'1 x 10'11 (3.68m x 3.33m)

Double glazed multi-pane window to front, radiator, the main focal point to the room is a feature fireplace.

### Kitchen / Breakfast Room

20'3 x 9'10 (6.17m x 3.00m)

A delightful room with feature roof lantern, double glazed multi-pane style windows to side, double glazed double doors to the rear garden, tiled floor, a superb range of floor and wall mounted units and drawers with work surfaces over, incorporating one and a half bowl stainless steel sink unit with side drainer and mixer tap, part tiled walls, fitted stainless steel double oven, fitted stainless steel gas hob with extractor canopy over, integrated dishwasher, washing machine and tumble dryer, integrated fridge and freezer, space for table and chairs, tiled floor, down lighting.

### Cloakroom

White suite comprising low level wc with concealed cistern, wash handbasin with mixer tap set into worktop with cupboard below, tiled floor, wall mounted heated chrome affect radiator, wall mounted gas central heating boiler, opaque double glazed multi-pane style window to side.

## FIRST FLOOR

### Landing

Double glazed multi-pane style window to front, loft access, radiator, doors to all rooms, built in cupboard housing hot water cylinder.

### Bedroom One

21'1 max x 11'2 max (6.43m max x 3.40m max)

Double glazed multi-pane style double doors with Juliet style balcony to rear, double glazed multi-pane style window to side, radiator, built in wardrobe, frosted glazed door to:



### En-Suite

Stylish white suite comprising low level wc with concealed cistern, wash handbasin with mixer tap set into worktop with cupboards below, walk in shower with wall mounted overhead shower with additional hand held shower attachment, tiled walls, tiled floor, heated chrome affect towel radiator, down lighting, extractor.

### Bedroom Two

19'2 max x 9'5 (5.84m max x 2.87m)

Double glazed multi-pane style window to rear, down lighting, skylight window, built in wardrobe, radiator, door to:

### En-Suite

Stylish white suite comprising low level wc, corner pedestal wash handbasin with mixer tap and tiled splashback, tiled floor, chrome affect heated towel radiator, down lighting, extractor, corner shower cubicle with wall mounted shower, useful built in storage cupboard.

### Bedroom Three

15'7 x 8'9 (4.75m x 2.67m)

Delightful dual aspect room with double glazed multi-pane style windows to front and rear, down lighting, radiator.

### Bedroom Four / Study

9'3 x 9'10 (2.82m x 3.00m)

Double glazed multi-pane style window to rear, radiator.

### Family Bathroom

White suite comprising, bath and low level wc, wash handbasin with cupboards below, part tiled walls, chrome affect heated towel radiator.

## EXTERIOR

### Rear Garden

Immediately to the rear of the property is a patio area leading to a superb large rear garden with established hedging, mature trees, shed.

### Feature Bar

Great feature for entertaining.

### Front

Gated access with brick retaining front wall, large driveway providing off street parking for several vehicles, lawn area, mature trees, mature hedging.

### Garage

Large garage with space for car and extended width for storage, up and over door.

### Viewing Information

BY APPOINTMENT ONLY THROUGH BRADFORD & HOWLEY,  
THROUGH WHOM ALL NEGOTIATIONS SHOULD BE CONDUCTED

### Environmental Impact Rating

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO2) emissions. The higher the rating, the less impact it has on the environment.







Total area: approx. 182.7 sq. metres (1966.9 sq. feet)

Disclaimer - Floor plan is for marketing purposes only and is to be used as a guide.  
The total square area does not include a garage.  
Plan produced using PlanUp.

IMPORTANT NOTICE: These particulars are for guidance only. Whilst every effort has been made to ensure the accuracy of the descriptions, plans and measurements, these are not guaranteed and they do not form part of any contract. We have not tested any of the services, equipment or fittings. No persons in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Interested parties should satisfy themselves as to the conditions of any such items considered material to their prospective purchase and may wish to consult an independent advisor. It should not be assumed that any of the articles depicted in these particulars are included in the purchase price. You may download, store and use the material for your own personal use. You may not republish the material in any format without the consent of Bradford & Howley.

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