



13 Watsons Walk, St. Albans, AL1 1PA

Guide price £850,000 Freehold



## 13 Watsons Walk

St. Albans, AL1 1PA

A highly attractive four bedroom Victorian bay fronted house set in a wonderfully central location with the City centre and train station within 10 minutes walk away.

The accommodation begins with a covered entrance porch and front door opening into the welcoming hallway. A bright dual aspect living/dining room enjoys a generous bay window to the front, French doors to the rear garden, an attractive working fireplace and access to a convenient cloakroom/W.C.. A sociable kitchen/breakfast room offers a range of wall and base units with a double Butler style sink, recesses for a ranger cooker, American fridge/freezer, washing machine and integrated dishwasher and space for a dining table. There's a window to the side and double doors opening to the rear garden.

The first floor landing has doors to rooms and stairs to the second floor. The master bedroom benefits from a bay window to the front and period fireplace, there are two further well-proportioned bedrooms and a stylish modern bathroom suite. The second floor bedroom offers Velux windows to the front and rear and excellent eaves storage space.

Externally there is a low level brick wall to the front with a gate giving access to a pathway to the front. The delightful rear garden with a decked patio area providing a wonderful entertaining area leading to a lawn with flower to one side, a further patio area to the rear and gate giving access to a passageway leading around to the front.

Watsons Walk is superbly positioned within a 10 minute walk of the City centre and mainline train station and within close proximity to a highly regarded primary schools including St Peters, local shops, restaurants and Verulamium and the Nunnery parks.





## ACCOMMODATION

Entrance Hall

Living/Dining Room

25'9 x 12'1 (7.85m x 3.68m)

Kitchen/Breakfast Room

20'1 x 9'2 (6.12m x 2.79m)

W.C.

## FIRST FLOOR

Landing

Bedroom

14'3 x 13'6 (4.34m x 4.11m)

Bedroom

10'9 x 9'4 (3.28m x 2.84m)

Bedroom

8'10 x 7'10 (2.69m x 2.39m)

Bathroom

## SECOND FLOOR

Bedroom

12'10 x 10'6 (3.91m x 3.20m)

## OUTSIDE

Frontage

Rear Garden



## Floor Plan



Total area: approx. 105.2 sq. metres (1132.8 sq. feet)

Disclaimer - Floor plan is for marketing purposes only and is to be used as a guide - SKM Studio Plan produced using PlanUp.

## Viewing

Please contact our Office on 01727 223344 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph

