



30 Watford Road, St. Albans, Hertfordshire AL1 2AJ

Guide price £1,200,000 Freehold



## 30 Watford Road

St. Albans, Hertfordshire AL1 2AJ

A charming 1930's four bedroom detached house in the desirable St Stephens area of St Albans with a 130ft westerly facing rear garden with a pathway leading on to St Stephens park. The property offers tremendous scope to modernise, re-configure and extend to the side, rear and into the loft (s.t.p.p).

The accommodation begins with a door into a useful porch with a further door into a welcoming entrance hall with stairs to the first floor, doors to rooms and a cloakroom/W.C. The generous lounge enjoys a large bay window allowing light to flood in and there's a feature fireplace. A dual aspect family room has windows to the side, rear and double doors out to the garden, a tiled fireplace and door into a sitting room with windows to the side, rear and patio doors to the garden. There's a further room which would work well as a study/children's room. The kitchen offers a range of wall and base units with worktops above, an integrated dishwasher and recesses for a range cooker and fridge/freezer and a door into a useful larder.

The generous landing has a hatch to the loft, an airing cupboard and doors to rooms including the impressive master bedroom with a bay window to the front and a door into the en-suite. There are three further well-proportioned bedrooms, two of which overlook the garden and a family bathroom.

Externally there's a carriage driveway offering ample parking leading to a detached garage and mature evergreens providing seclusion from the pavement. The rear garden has a patio area leading to a large lawn with fir trees separating a further section of garden with a gate at the rear.

Watford Road is located in the popular St Stephens area of St Albans with highly regarded local primary and secondary schools close by and Verulamium Park, Waitrose and historic pub all just a short walk away. There are also superb transport links with the M25 & M1 motorway network within easy reach.





## ACCOMMODATION

Porch

Entrance Hall

W.C.

Lounge

16'9 x 13'0 (5.11m x 3.96m)

Family Room

19'4 x 12'11 (5.89m x 3.94m)

Sitting Room

15'1 x 9'6 (4.60m x 2.90m)

Study

14'6 x 8'9 (4.42m x 2.67m)

Kitchen

11'3 x 10'9 (3.43m x 3.28m)

## FIRST FLOOR

Landing

Bedroom

19'4 x 17'7 (5.89m x 5.36m)

En-Suite

Bedroom

12'11 x 10'9 (3.94m x 3.28m)

Bedroom

12'11 x 8'3 (3.94m x 2.51m)

Bedroom

10'11 x 7'1 (3.33m x 2.16m)

Shower Room

## OUTSIDE

Front Garden

Garage

17'2 x 9'2 (5.23m x 2.79m)

Rear Garden

130 (39.62m)



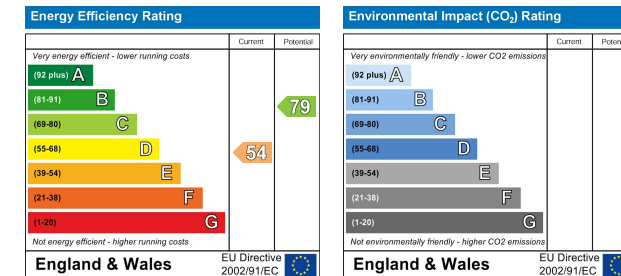
## Floor Plan



## Area Map



## Energy Efficiency Graph



## 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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