



244 Watford Road, Chiswell Green, St. Albans AL2 3DL

Offers over £1,000,000 Freehold

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Paul Barker
ESTATE AGENTS

244 Watford Road

Chiswell Green, St. Albans AL2 3DL

A stylishly presented modern five bedroom detached house of circa 2,816 sqft in the sought after Chiswell Green area of St Albans with the benefit of a garage which is accessed via a private gated road with additional off street parking

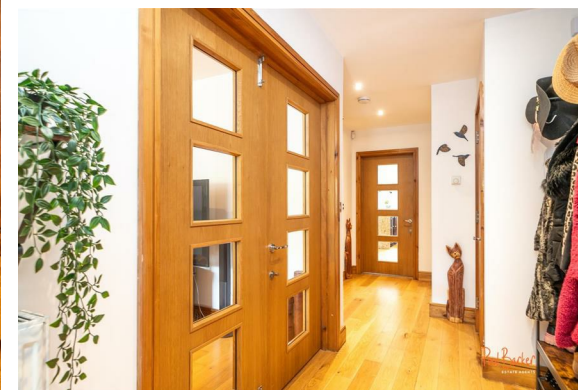
A covered entrance porch leads into a welcoming hallway with access to a convenient W.C. and doors to rooms. There's a bright and spacious sitting room with box bay window and feature fireplace. An archway leads through to a family friendly kitchen/lounge/dining room with a quality fitted kitchen and doors out to the rear garden.

The first floor landing leads to a master bedroom with two walk-in wardrobes, a quality en-suite and air conditioning. There are two further double bedrooms, a family bathroom and a convenient utility room.

The second floor provides access to two further double bedrooms, a shower room and there is excellent eaves storage space.

Externally there's a delightful covered gate from the pavement giving access to a pleasant paved frontage. To the rear is a delightful sunny aspect rear garden with a generous patio area leading to an artificial lawn suitable for all year round use with access to a garage and off-street parking.

Watford Road in Chiswell Green is generously served by a local post office, bakers, family friendly pub and a mini co-op supermarket. There are excellent local schools and its only a short drive into St Albans city centre and the M25 & M1 motorway network are easily accessible.





ACCOMMODATION

Porch

Entrance Hall

Kitchen/Lounge/Dining Room
21'3 x 19'2 (6.48m x 5.84m)

Sitting Room
18'3 x 15'5 (5.56m x 4.70m)

W.C.

FIRST FLOOR

Landing

Bedroom
17'0 x 16'1 (5.18m x 4.90m)

En-Suite
Bedroom
14'9 x 9'10 (4.50m x 3.00m)

Bedroom
12'10 x 11'0 (3.91m x 3.35m)

Bathroom

Utility Room

SECOND FLOOR

Landing

Bedroom
14'11 (max) x 14'2 (4.55m (max) x 4.32m)

Shower Room

Bedroom
21'6 x 11'2 (6.55m x 3.40m)

OUTSIDE

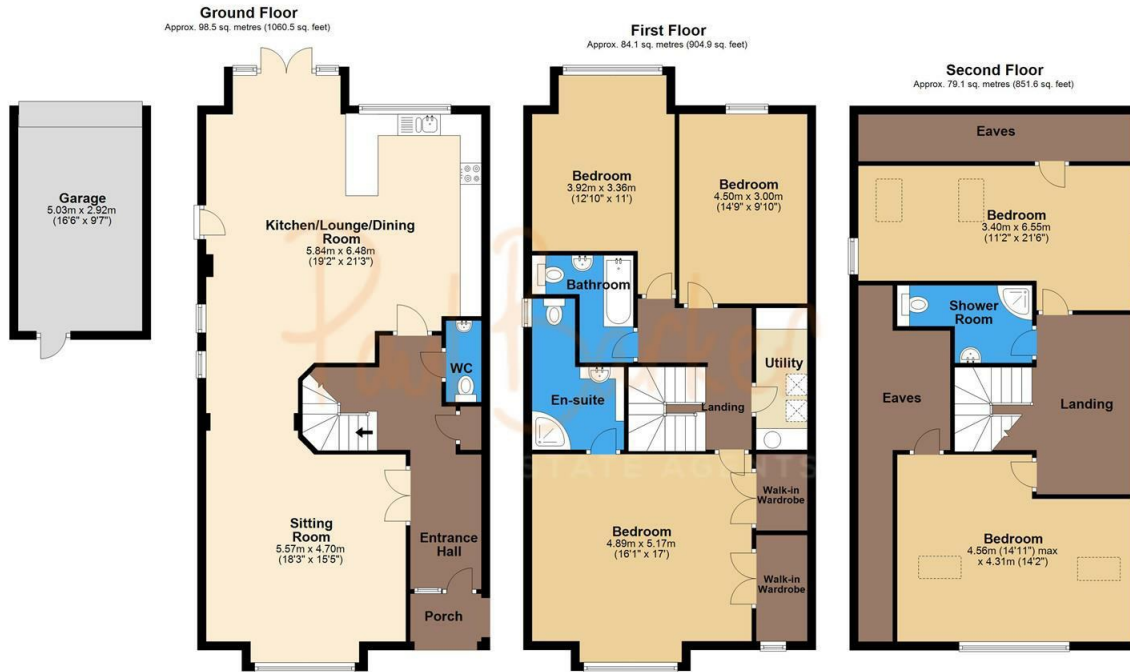
Frontage

Rear Garden

Garage
16'6 x 9'7 (5.03m x 2.92m)



Floor Plan

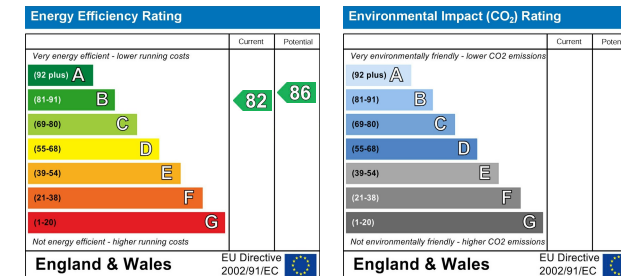


Total area: approx. 261.7 sq. metres (2816.9 sq. feet)
Disclaimer - Floor plan is for marketing purposes only and is to be used as a guide - SKM Studio
Plan produced using PlanUp.

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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