



507A Watford Road, St. Albans, AL2 3DU

Guide price £900,000 Freehold





## 507A Watford Road

St. Albans, AL2 3DU

This beautifully presented four-bedroom, three-bathroom detached house, complete with a detached garage, is located in the highly desirable Chiswell Green area of St Albans.

A covered entrance porch welcomes you into a spacious hallway, with access to a convenient W.C. and doors leading to the main living areas. The bright and spacious lounge, featuring a bay window and a charming fireplace, provides an inviting space for relaxation. Double doors open into a sociable dining room, ideal for family gatherings and entertaining. The modern kitchen is fitted with white wall and base units, integrated appliances, and a recess for a range cooker. Double doors lead to a generous 21ft conservatory, which is heated for year-round use and offers direct access to the rear garden. Additionally, there is a useful utility room and a second cloakroom/W.C.

The first-floor landing opens to a master bedroom with a walk-in wardrobe and a stylish en-suite shower room. There are two further bedrooms and a family bathroom. The second floor offers a landing and an impressive fourth bedroom, complete with eaves storage, a shower room, and a walk-in wardrobe.

Externally, the property features a pleasant front garden with mature bushes to the side. To the rear, the sunny aspect garden provides a generous patio area leading to a lawn, bordered by mature hedges and plants. Raised flower beds add character, and there is access to the detached garage and off-street parking for up to four vehicles via Manor Drive.

Chiswell Green, located on Watford Road, is well-served by local amenities including a post office, bakery, family-friendly pub, and a mini Co-op supermarket. The area is also home to excellent local schools, and the property is just a short drive from St Albans city centre. Additionally, the M25 and M1 motorway networks are easily accessible for commuters.







## ACCOMMODATION

Entrance Hall

Lounge

21'10 x 12'5 (6.65m x 3.78m)

Dining Room

11'11 x 10'9 (3.63m x 3.28m)

Conservatory

21'0 x 9'5 (6.40m x 2.87m)

Kitchen

11'11 x 9'8 (3.63m x 2.95m)

Utility

W.C.

## FIRST FLOOR

Landing

Bedroom

15'9 x 12'2 (4.80m x 3.71m)

Walk-in Wardrobe

En-Suite

Bedroom

15'3 x 11'5 (4.65m x 3.48m)

Bedroom

9'1 x 8'11 (2.77m x 2.72m)

Bathroom

## SECOND FLOOR

Landing

Bedroom

17'7 x 12'10 (5.36m x 3.91m)

En-Suite

Walk-in Wardrobe

## OUTSIDE

Frontage

Rear Garden

Garage

19'0 x 14'1 (5.79m x 4.29m)





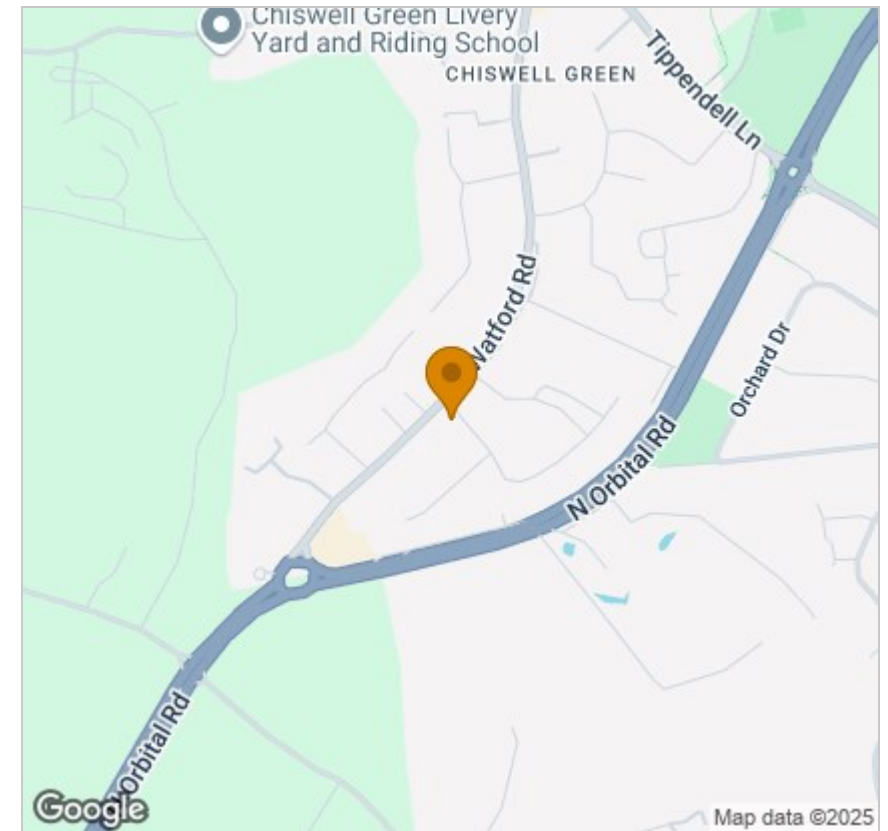
## Floor Plan



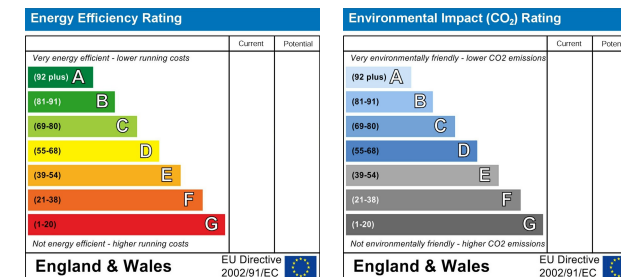
Total area: approx. 185.9 sq. metres (2000.6 sq. feet)

The Floor Plan is not to Scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared with due diligence and whilst we have confidence in the information produced it should not be relied upon. Maximum lengths and widths are represented on the plan. If there are any aspects of particular importance, you should carry out or commission your own inspection of the property. Copyright © SKMSTUDIO  
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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Longmire House 36-38 London Road, St Albans, AL1 1NG  
01727 223344 | Email: sales@paul-barker.co.uk | www.paul-barker.co.uk

**Paul Barker**  
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