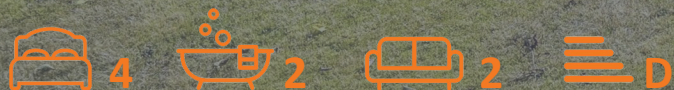




109 Old Watford Road, St. Albans, AL2 3UN

Guide price £700,000 Freehold





## 109 Old Watford Road

St. Albans, AL2 3UN

A spacious four-bedroom, chalet bungalow enjoying an elevated position with far-reaching views over open green fields. This detached home offers excellent scope for modernisation and provides versatile accommodation across two floors, complemented by a wonderful rear garden and a detached double garage.

The ground floor begins with a covered porch opening into a welcoming hallway. To the right, a generous dual-aspect L-shaped lounge and dining room features a bay window and French doors leading to the garden. The kitchen offers a range of units with scope for contemporary redesign. To conclude the ground floor is a family bathroom, a bedroom with an adjoining dressing area, and a further bedroom or study.

Upstairs, the principal bedroom enjoys views to the front and has the benefit of an en-suite bathroom. A second double bedroom on this floor offers additional comfort and space and a flexible loft room which offers additional space and storage.

Externally, the property is set back from the road and enjoys a peaceful, scenic outlook. A driveway provides parking and leads to the detached double garage, ideal for storage or workshop use. The gardens surround the property, offering an attractive and private outdoor setting with uninterrupted views over the adjoining fields. This is a wonderful opportunity to create a stylish home in a sought-after location.

Old Watford Road is popular with families and commuters as Bricket Wood is a quiet residential village on the outskirts of St Albans. There are many well regarded schools close by, including outstanding Parmiter's secondary school. The property also offers easy access to both the M1 and M25 motorway networks.







## ACCOMMODATION

Porch

Hallway

Lounge/Diner

21' x 31' (6.40m x 9.45m)

Kitchen

9'10 x 13'9 (3.00m x 4.19m)

Principal Bedroom

8'11 x 12'10 (2.72m x 3.91m)

Dressing Area

Bedroom Four

8'10 x 9'2 (2.69m x 2.79m)

Bathroom

## FIRST FLOOR

Landing

Bedroom Two

9'11 x 10'11 (3.02m x 3.33m)

En-suite

Bedroom Three

11'8 x 14'7 (3.56m x 4.45m)

Loft Room

Eaves Storage

## EXTERNAL

Double Garage

17' x 19'5 (5.18m x 5.92m)

Rear Driveway

Rear Garden





Floor Plan



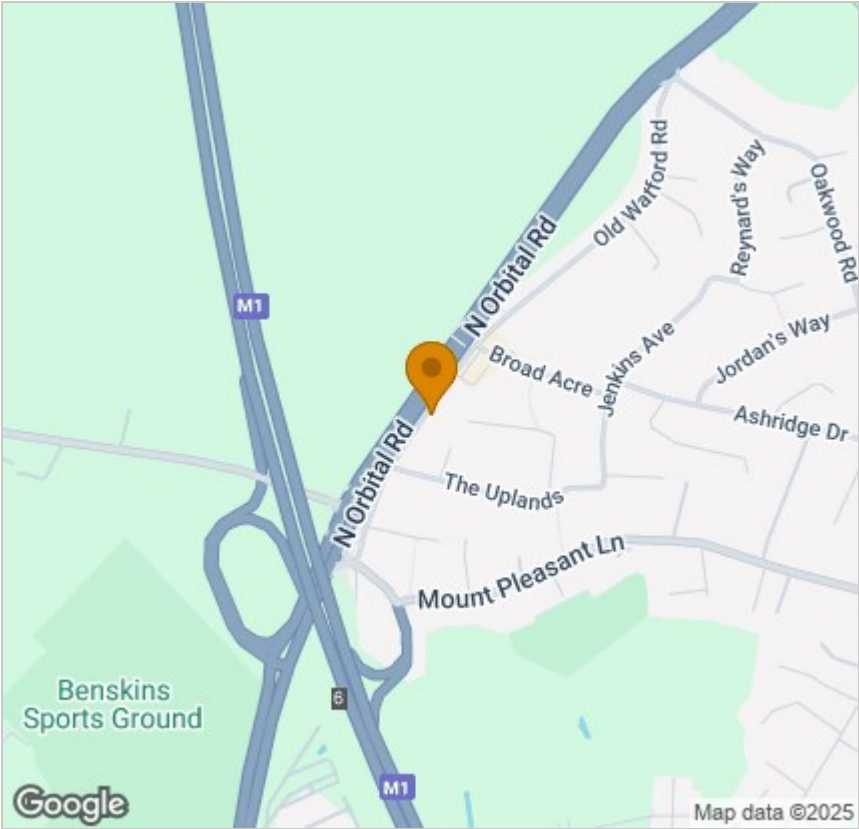
Viewing

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

