





# Waverley Road, St. Albans, AL3 5TG

£750,000

3 1 2





Set on the ever-popular Waverley Road, this attractive mid-terrace property offers beautifully arranged accommodation, combining generous living space with a flexible layout to suit modern family life.

An exceptionally versatile three/four bedroom family home, ideally positioned within easy reach of St Albans' city centre, mainline station, and highly regarded local schools.

Offering well-planned accommodation arranged over two floors, this property combines generous living spaces with flexibility to suit a variety of lifestyles.

The ground floor welcomes you via a central entrance hall, leading to a bright and inviting 17ft living room, perfect for relaxation. To the rear, a well-appointed kitchen offers ample storage and workspace, with direct garden access, while the separate dining room provides an ideal space for family meals or entertaining. A further study/home office at the front offers the perfect work-from-home setup, and there is also a ground floor bedroom—ideal for guests or multi-generational living—plus a convenient WC.

Upstairs, the spacious landing leads to three well-proportioned bedrooms, including a superb principal bedroom, alongside a modern family bathroom.

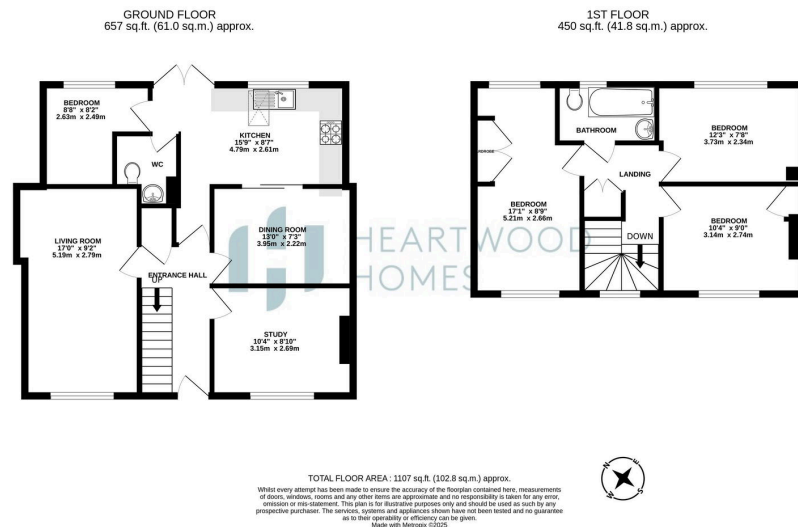
Externally, the home enjoys both parking to the front and a well maintained rear garden providing a private, enclosed space ideal for outdoor dining and relaxation.

Perfectly located for commuters and families alike, with easy access to shops, cafes, restaurants, green spaces, and excellent transport links, this is a home that offers space, versatility, and convenience in abundance.

Viewing is highly recommended.







- Situated on the sought-after Waverley Road, just moments from St Albans city centre, spacious dining room filled with natural light, ideal for relaxation or entertaining.
- Separate dining room providing the perfect setting for family meals or dinner
- Flexible ground floor bedroom—perfect for guests, older family members, or as a private near garden offering a safe, enclosed setting for outdoor dining and relaxation, with parking to the front.
- Attractive mid-terrace home offering a versatile three/ four-bedroom layout to suit
- Well appointed kitchen with ample storage, generous workspace, and direct access to rear garden
- Additional study for remote working or quiet reading space.
- First floor boasts three well-proportioned bedrooms, including a 17ft principal bedroom plus a modern family bathroom.

