



142 Watford Road, Chiswell Green, St. Albans



DAVID CHADWICK  
ST ALBANS

## 142 Watford Road, Chiswell Green, St Albans. AL2 3JZ

Storm porch | Entrance hall | Sitting room | Living room | Kitchen/breakfast room | Conservatory | Utility | Cloakroom | 4 Double bedrooms | Loft room | Family bathroom | En suite shower room | Driveway parking | Integral garage | Gardens | EPC rating D | Council Tax band - £2,731.79 | Tenure – Freehold | No onward chain

### The Property

This beautifully presented family home has been significantly extended and updated in recent years to offer spacious accommodation over three floors. On the ground floor a storm porch leads to an entrance hall with a cloak room. There are three reception rooms offering flexibility for use, two of them, a sitting room and living room are interconnecting while the third, a conservator/dining room, is open plan from a stylishly appointed kitchen/breakfast room. A utility and an integral garage with an internal courtesy door from the utility complete the picture downstairs. To the first and second floors are four comfortable double bedrooms, a loft rooms, a well-appointed family bathroom and an en-suite shower room. Outside, 142 Watford Road sits behind a smart bay fronted period façade, part brick built, part render with feature beams and beneath a tile hung roof. At its centre is an attractive storm porch with a step leading to the front door and to one side vehicular access to the garage, in front of which a block paved driveway provides parking for several cars. To the rear of the house is a lengthy west-facing garden, laid mainly to lawn there are fenced and well stocked planted boundaries while a paved terrace with access from both sitting room and conservatory sits immediately behind the house.









Ground Floor

First Floor

Second Floor

WATFORD ROAD, AL2

APPROX. GROSS INTERNAL FLOOR AREA 2728.54 SQ FT / 253.49 SQ M. INC. GARAGE  
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