Watford Road | St Albans | AL2 3DU

£800,000 Freehold

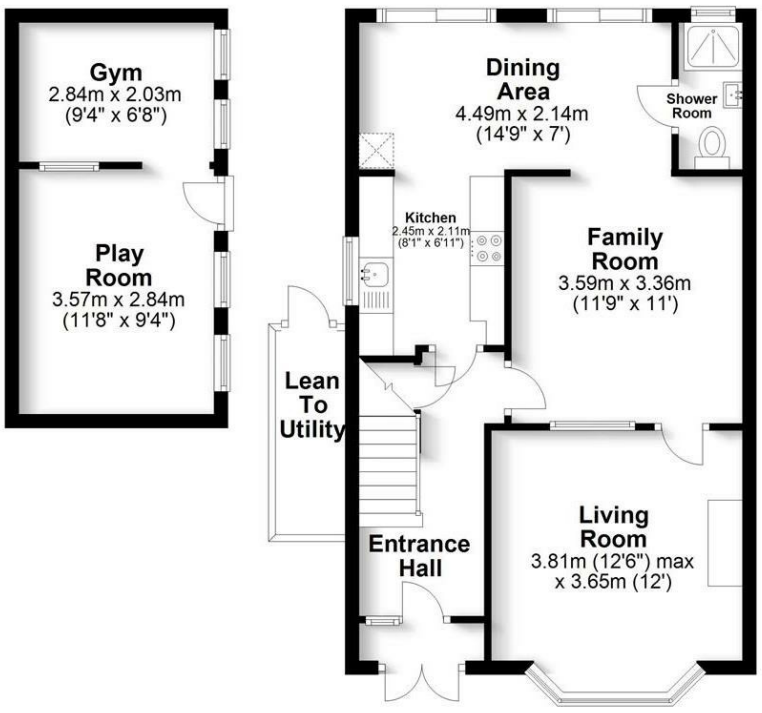
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Ground Floor

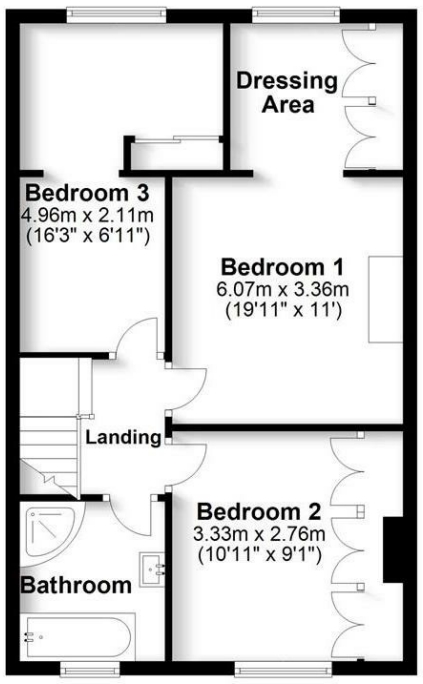
Main area: approx. 52.0 sq. metres (559.4 sq. feet)

Plus gym/play room, approx. 16.2 sq. metres (174.1 sq. feet)



First Floor

Approx. 51.5 sq. metres (554.6 sq. feet)



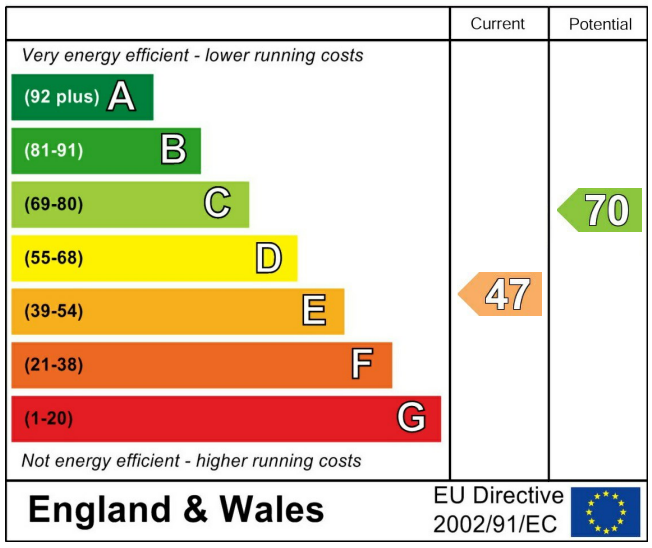
Main area: Approx. 103.5 sq. metres (1113.9 sq. feet)

Plus gym/play room, approx. 16.2 sq. metres (174.1 sq. feet)

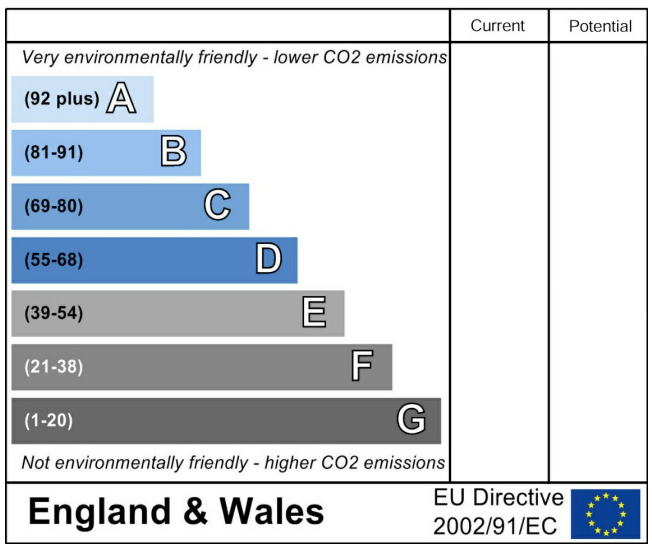
Produced for Cassidy & Tate Estate Agents
For guidance purposes only. Not to scale.

Plan produced using PlanUp.

Energy Efficiency Rating



Environmental Impact (CO_2) Rating



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A three double bedroom detached family home in the popular Chiswell Green area to the south side of St Albans. The property provides well proportioned rooms throughout with scope for further extension subject to planning permission should you require. The property also includes three reception rooms, a modern kitchen, two bathrooms, off street parking and well maintained private rear garden with versatile outbuilding. Offered for sale chain free.

Entrance
Double UPVC doors to inner porch with part glazed wooden door leading to hallway.

Hallway
Double glazed window to front. Coved ceiling. Under stairs storage cupboard housing Vailliant gas combination boiler and consumer unit. Radiator. Hard wood flooring. Doors to:

Living Room
Double glazed bay window to front and internal window to sitting room. Coved ceiling. Gas feature fireplace. Hard wood floor.

Sitting Room
Coved ceiling. Hard wood floor. Opening onto:

Dining Room
Two sets of sliding patio doors to rear. Coved ceiling. Hard wood floor. Space for fridge/freezer.

WC and Shower Room
Fully tiled walls and floor. Double glazed window to rear. Shower cubicle. Wash hand basin. Low level WC. Extractor fan.

Kitchen
Double glazed window to rear. A range of wall and base mounted units with granite work tops, up stands and tiled splash backs. Inset stainless steel sink unit with insinkerator. Filtered mixer tap and instant hot water tap. Integrated dish washer. Freestanding gas oven. Hard wood flooring.

Landing
Double glazed window to side. Access to boarded and insulated loft storage space via drop down ladder. Doors to:

Master Bedroom
Double glazed window to rear. Coved ceiling. Dressing area with a range of fitted wardrobes. Radiator.

Bedroom Two
Double glazed window to front. Coved ceiling. Radiator. A range of fitted wardrobes.

Bedroom Three
Double glazed window to rear. Coved ceiling. Fitted wardrobes and book shelves. Radiator.

Bathroom
Double glazed window to front. A luxury bathroom suite comprising: Panelled bath with mixer tap and shower attachment. Glazed corner shower cubicle. Low level WC. Pedestal wash hand basin. Fully tiled wall and flooring. Chrome heated towel rail. Extractor fan.

External Utility Space
A timber framed building accessed externally housing washing machine and tumble dryer plus additional storage space.

Rear Garden
Patio area with steps leading down to lawn. Well stocked borders and fencing to all boundaries. Raised sun deck area to rear. Rockery and garden shed.

Outhouse
A versatile prefabricated building with double glazed windows and door to front with power and light. Currently being used as a study and gym.

Front
A block paved driveway with parking for 2-3 vehicles. Front lawn area with well stocked flower beds and retaining brick wall to front. Double doors to side providing access to rear.















