



Connells

Watford Road
St. Albans



Property Description

From the moment you step inside, you'll appreciate the home's impressive proportions. A welcoming entrance hall leads to a study, cloakroom and an elegant 15'7 living room, which flows effortlessly into a spacious 20'5 dining room-creating a wonderful setting for both everyday family life and entertaining. Beyond, the impressive 21'10 kitchen/breakfast room forms the heart of the home, offering endless potential to transform into a stunning contemporary family space.

One of the property's standout features is the thoughtfully designed ground floor annexe accommodation, comprising a bedroom/reception room, utility room and shower room. Perfect for multi-generational living, older children, visiting guests or a home business, this flexible space offers a wealth of possibilities.

Upstairs, four generously proportioned bedrooms are complemented by a spacious family bathroom, providing comfortable accommodation for growing families.

Stepping outside, the beautifully established rear garden is a true sanctuary. Enjoying an excellent degree of privacy and seclusion, it offers the perfect backdrop for summer entertaining, children's play or simply unwinding. A charming garden room further enhances the outdoor space, making an ideal home office, gym, studio or peaceful retreat.

To the front, a substantial driveway provides parking for numerous vehicles and is complemented by a double garage.

Location

Perfectly positioned, the property is within easy reach of highly regarded schools, local shops and everyday amenities. Greenwood Park is just a short stroll away, while St Albans' vibrant city centre, excellent restaurants, boutique shopping and both mainline stations with fast links into London are all conveniently accessible.

Lounge

15' 7" x 13' 9" (4.75m x 4.19m)

Dining Room

20' 5" x 8' 10" (6.22m x 2.69m)

Kitchen

21' 10" x 9' (6.65m x 2.74m)

Study

7' 11" x 7' 11" (2.41m x 2.41m)

Bedroom One

18' 10" x 7' 10" (5.74m x 2.39m)

Bedroom Two

11' 11" x 11' 5" (3.63m x 3.48m)

Bedroom Three

13' 3" x 8' 11" (4.04m x 2.72m)

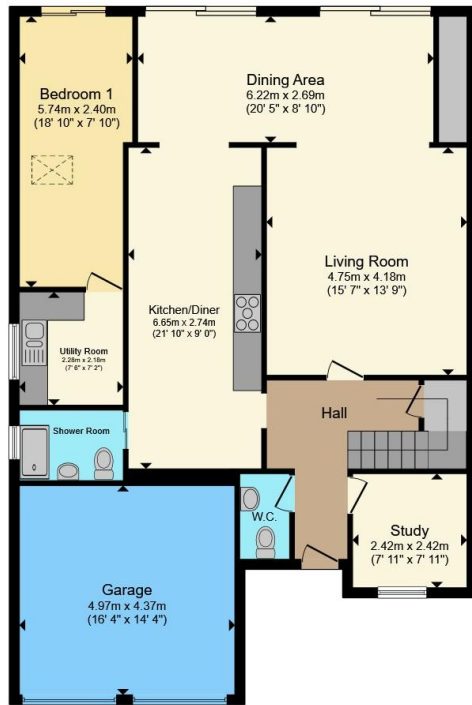
Bedroom Four

11' 7" x 10' 10" (3.53m x 3.30m)

Bedroom Five

9' 7" x 8' (2.92m x 2.44m)

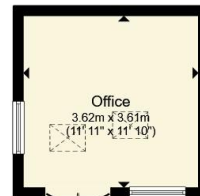




Ground Floor



First Floor



Outbuilding



Total floor area 203.8 m² (2,194 sq.ft.) approx

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EPC Rating: Council Tax
 Awaited Band: G

Tenure: Freehold



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Property Ref: STA317992 - 0002