



DRUCE
▲ & PARTNERS ▲

10 Watsons Walk Weatherall Mews
St. Albans, Hertfordshire AL1 1PA
£625,000

16 Street Name

A professionally renovated four bedroom detached character property with the benefit of OFF STREET PARKING for two cars in the centre of St Albans, within walking distance of the mainline station into central London. The property enjoys good sized accommodation arranged over three floors with two large receptions and Kitchen/Breakfast room on the ground floor, three bedrooms, bathroom and en-suite on the first floor and a guest bedroom with en-suite on the top floor. To the side is a private walled courtyard garden.

Reception
14'0" x 13'0" (4.27 x 3.96)

Reception
15'0" x 14'5" (4.57 x 4.39)

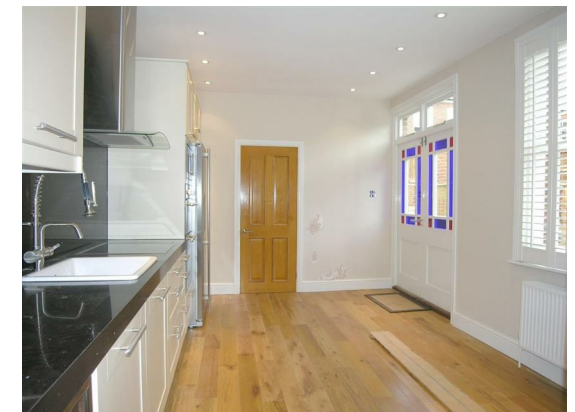
Bedroom
15'5" x 14'3" (4.70 x 4.34)

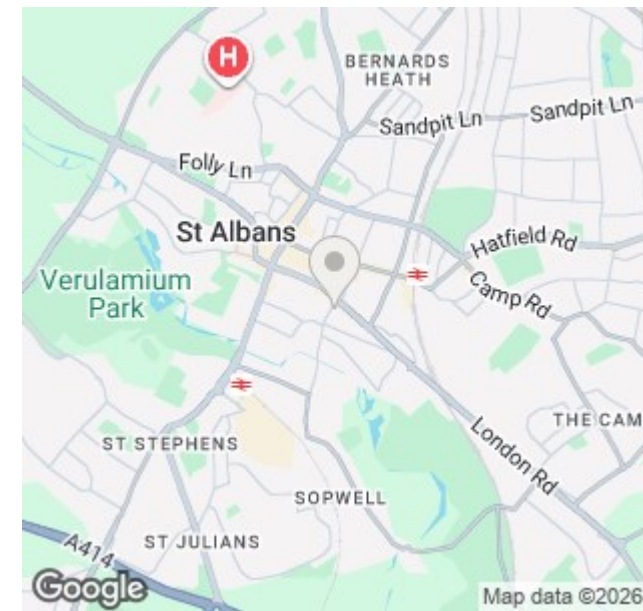
Bedroom
14'10" x 12'10" (4.52 x 3.91)

Bedroom
10'4" x 9'6" (3.15 x 2.90)

Bedroom
12'3" x 11'4" (3.73 x 3.45)

Kitchen
17'4" x 10'5" (5.28 x 3.18)





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		46	48
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		41	42
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

