



Connells
connells.co.uk 01727 856 781
FOR SALE

Connells

Watford Road
St. Albans



Property Description

Ideally located for easy access to St Albans City Centre and the mainline station, this superb home has been carefully redesigned by the current owners and finished to an exceptional standard throughout.

A welcoming hallway leads into the impressive 33ft open-plan kitchen, dining and living space - a bright, modern room enhanced by a feature atrium and large bi-fold doors opening onto the rear garden. The stylish kitchen is supported by a separate utility room, while a versatile additional reception room (or third bedroom) links to a dual-aspect conservatory with garden views.

There are two generous double bedrooms, including a contemporary en-suite, along with a luxurious family bathroom featuring a stone bath. There is also the option to create a third bedroom by utilising the versatile space on offer.

The rear garden is a real highlight: beautifully kept, enjoying a sunny Southerly aspect, and offering several seating areas ideal for relaxing or entertaining. To the front, the home sits behind mature planting and benefits from extensive driveway parking.

Presented in immaculate condition, and with potential to extend (STPP), this is an outstanding opportunity for a wide range of buyers.



Open Plan Lounge/Kitchen

33' 9" x 22' 1" (10.29m x 6.73m)

Conservatory

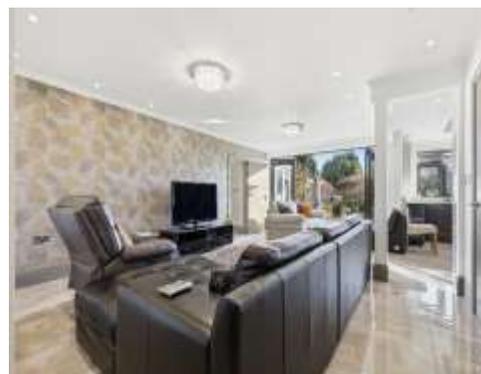
12' 2" x 7' 10" (3.71m x 2.39m)

Bedroom One

11' 2" x 9' 6" (3.40m x 2.90m)

Bedroom Two

11' 2" x 15' 9" (3.40m x 4.80m)









Ground Floor
Approx. 99.9 sq. metres (1074.8 sq. feet)

Total area: approx. 99.9 sq. metres (1074.8 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements. Plan produced using PlanItUp.

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To view this property please contact Connells on

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38 Chequer Street
ST. ALBANS AL1 3YH

EPC Rating: C Council Tax
Band: F

Tenure: Freehold

view this property online connells.co.uk/Property/STA317348



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