



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.

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 )

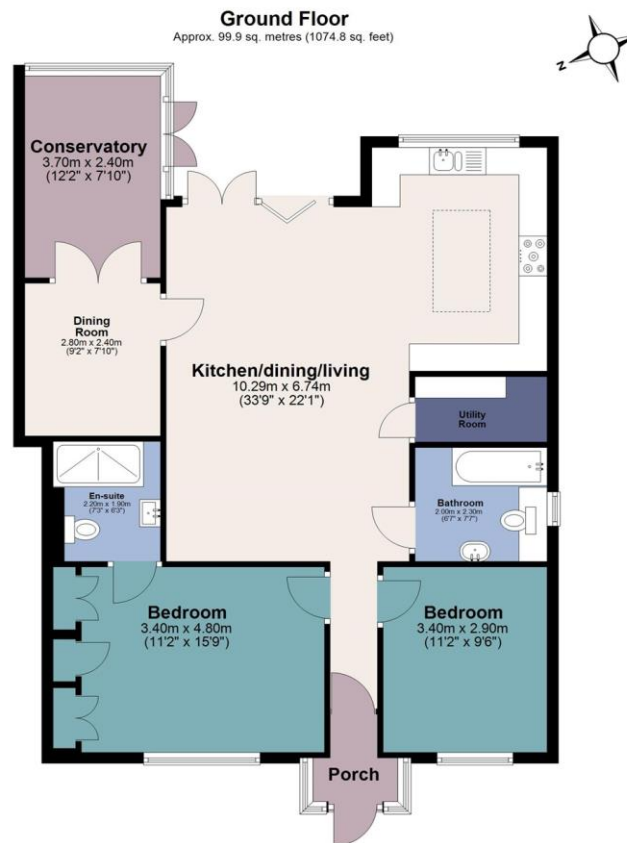












Total area: approx. 99.9 sq. metres (1074.8 sq. feet)

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 PlanUp.

**Watford Road**

To view this property please contact Connells on

**T 01727 856 781**  
**E stalbans@connells.co.uk**

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](https://connells.co.uk/Property/STA317348)



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at** [www.connells.co.uk](https://www.connells.co.uk) | [www.rightmove.co.uk](https://www.rightmove.co.uk) | [www.zoopla.co.uk](https://www.zoopla.co.uk)

Property Ref: STA317348 - 0007