



Watford Road, St Albans, Hertfordshire
Guide Price £1.8m

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Watford Road, St Albans, Hertfordshire
Guide Price £1.8m
Freehold

An absolutely stunning FOUR BEDROOM DETACHED house which has undergone a comprehensive programme of improvement to provide luxurious living accommodation in this highly regarded area, well placed for all commuter links into London and excellent local schooling.

Filled with natural light and boasting a high-end specification including underfloor heating and integrated sound system, the design of this property is perfect for modern family living.

The accommodation comprises: impressive entrance hallway, cloakroom, magnificent OPEN PLAN kitchen/living space with BI-FOLD DOORS and high-quality finishes, spacious separate lounge, study/playroom and utility room.

On the first floor there is a large master bedroom with beautiful en-suite, guest suite with bathroom, two further double bedrooms and family bathroom.

Outside there is a sweeping carriage driveway approached by electric gates, with ample parking and a private lawned rear garden with beautifully landscaped terrace and topiary tree screening.

Verulamium Park is close by providing lovely walks through to the Cathedral, and St Albans town centre with its extensive recreational facilities is around a 15-minute walk away.

TENURE: FREEHOLD. EPC rating 'D'
Council Tax band 'G'.

CONSTRUCTION: Brick under tiled roof with rendered elevations.

SERVICES: Mains gas, electric, water and sewerage, broadband.











Energy performance certificate (EPC)

3, Watford Road ST. ALBANS AL1 2AA	Energy rating D	Valid until: 11 March 2030
	Certificate number: 8420-7627-6600-4972-5292	

Property type
Detached house

Total floor area
165 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy efficiency rating for this property

This property's current energy rating is D. It has the potential to be C.

[See how to improve this property's energy performance.](#)

DynamicPDF

<https://find-energy-certificate.service.gov.uk/energy-certificate/8420-7627-6600-4972-5292>

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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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