



Connells

Watford Road
St. Albans



Property Description

Step inside and you're greeted by a home that has been lovingly maintained and thoughtfully arranged around modern-day living. The welcoming entrance hallway opens into a generous living room, centred around a characterful inglenook fireplace, setting the scene for cosy evenings in. Double doors flow through to a separate dining area with garden views.

To the rear, a well-appointed kitchen complete with a built-in water softener opens into a bright conservatory, where natural light pours in from every angle. It's a wonderful space to cook, unwind or enjoy a morning coffee, with French doors leading directly to the tastefully landscaped rear gardens.

Elsewhere on the ground floor, you'll find a flexible second lounge or bedroom, a stylish shower room and a practical utility room. Upstairs, two comfortable bedrooms make excellent use of the eaves for storage, accompanied by a contemporary family bathroom.

Outside, the large block-paved driveway provides generous parking, while a side gate offers convenient access to the private rear garden.

Offering space, flexibility and a welcoming community setting, this is a home that truly captures the balance between relaxed village life and the vibrant energy of St Albans City.



Entrance Porch

Entrance Hallway

Sitting Room

21' 5" Max x 14' 9" Max (6.53m Max x 4.50m Max)

Reception Room/Bedroom

11' 7" x 11' 5" (3.53m x 3.48m)

Dining Room

11' 10" x 9' 11" (3.61m x 3.02m)

Kitchen

10' 11" x 10' 4" (3.33m x 3.15m)

Utility Room

Conservatory

18' 8" x 11' 6" (5.69m x 3.51m)

Shower Room

First Floor Landing

Bedroom

13' 7" Max x 11' 7" Max (4.14m Max x 3.53m Max)

Bedroom

13' 10" Max x 10' 6" Max (4.22m Max x 3.20m Max)







To view this property please contact Connells on

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38 Chequer Street
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EPC Rating: D Council Tax
Band: F

Tenure: Freehold

view this property online [connells.co.uk/Property/STA317217](https://www.connells.co.uk/Property/STA317217)



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