Watford Road,
St Albans, Hertfordshire



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A five-bedroom family home with contemporary styling and fittings, set in a desirable south St. Albans residential area.





The property

123 Watford Road is a beautifully presented family home with five bedrooms and stylish contemporary décor and fittings. Set in sought-after Chiswell Green, the property has been extended and renovated to offer accommodation across three levels, complemented by a generous garden that backs onto parkland.

The ground floor has an open, airy layout which flows from the front to the rear, providing thoroughly attractive living space in which to relax or entertain. At the entrance, the reception hall features luxury vinyl flooring and leads to the dining room at the heart of the home, with its modern recessed fireplace. To the front, the sitting room has a shuttered bay window welcoming plenty of natural light, as well as a fireplace and built-in shelving, while an open, squared archway connects the dining room to the 24ft kitchen/diner at the rear. This extended room features skylights overhead and bi-fold doors opening to the garden, and is fitted with shaker-style kitchen units, a central island with a breakfast bar, plus integrated appliances. The adjoining utility room also has fitted storage and space for further appliances, as well as side access.

The ground floor also features a study, ideal for private home working, while the first floor offers four well-appointed double bedrooms. Three of these benefit from built-in wardrobes, with stairs leading to the second floor, which houses a generous principal bedroom with a stylish en suite shower room and eaves storage. A family bathroom can be accessed on the first floor, with its floor-to-ceiling tiling, freestanding bathtub and walk-in shower unit.



1,817 sq ft (169 sq m)
1 reception rooms
5 bedrooms
2 bathrooms
Outside parking
Freehold
City

Guide price £1,175,000







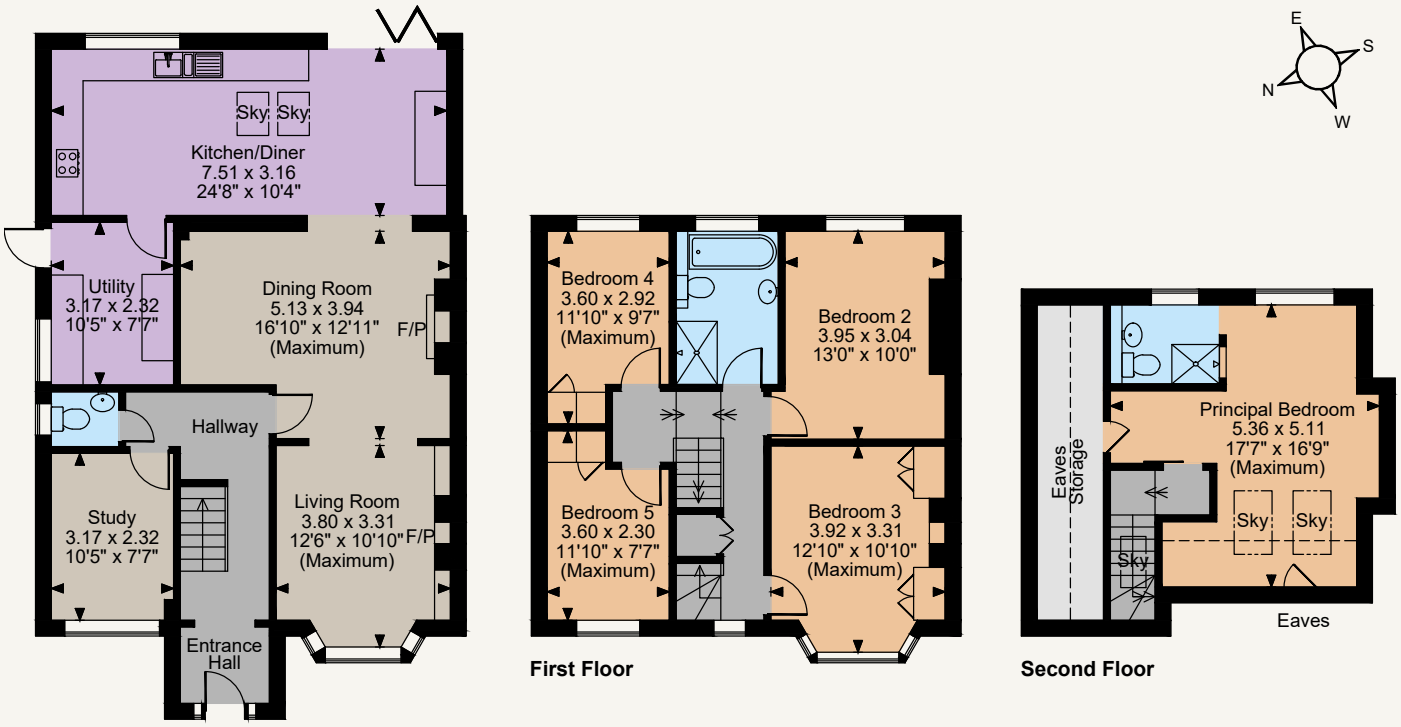
At the front of the property, the gravel driveway offers space for several vehicles, while there is a raised border bed with various shrubs, and steps leading to the front entrance. The gardens at the rear extend to approximately 130ft and include a patio area for al fresco dining with raised border beds and white rendered walls for a cool, Mediterranean feel. Beyond the patio there is an extensive area of lawn with border beds, a wooden climbing frame, swing and slide set, and a sunken trampoline. Towards the end of the garden there is an area of timber decking, providing further space in which to dine and relax, as well as a timber-framed storage shed and a skate ramp.

Location

The property is located in a popular and convenient location on the outskirts of St. Albans and is extremely well served with outstanding communications by both road and rail. There is excellent access to central London and the city by trains from either St. Albans via St. Pancras International to the City (19 mins) Gatwick and beyond, or Potters Bar via Kings Cross. As well as extensive local amenities, St. Albans City Centre with its wealth of amenities, including shopping, leisure activities, and excellent state and public schools is close at hand.

General

Local Authority: St Albans City & District Council
Services: Mains gas, electric, water & drainage
Council Tax: Band F
EPC Rating: C
Mobile and Broadband checker: Information can be found here
https://checker.ofcom.org.uk/en-gb/



The position & size of doors, windows, appliances and other features are approximate only.
⊏⊐⊏⊐ Denotes restricted head height
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