



123 Watford Road
St Albans, Hertfordshire

STRUTT
& PARKER
BNP PARIBAS GROUP

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

A stylishly appointed semi-detached family home with attractive gardens, in a sought-after setting in Chiswell Green, a mile from St. Albans city centre. The property provides easy access to the city's excellent amenities and transport connections, as well as to the local community in this popular and peaceful residential area in the south of the city.



1 RECEPTION
ROOMS



5 BEDROOMS



2 BATHROOMS



OUTSIDE



GARDEN



FREEHOLD



CITY



1,817 SQ FT



GUIDE PRICE
£1,250,000

The property

123 Watford Road is a beautifully presented family home with five bedrooms and stylish contemporary décor and fittings. Set in the 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 lead 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.



Outside

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 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.

Distances

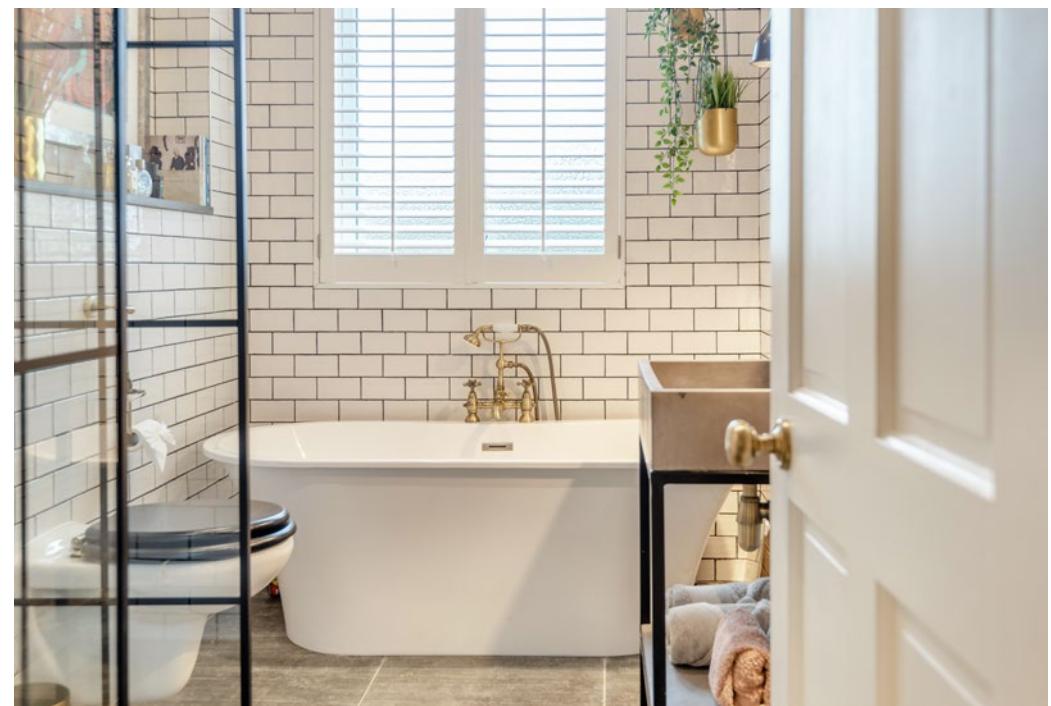
- St. Albans city centre 1.4 miles
- Watford 5.3 miles
- Hemel Hempstead 5.5 miles
- Harpenden 7.0 miles
- Hatfield 7.2 miles
- Welwyn Garden City 10 miles

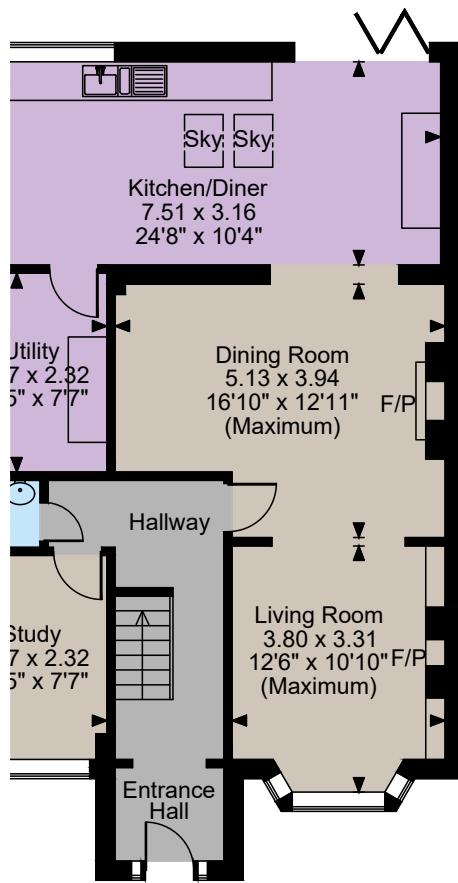
Nearby Stations

- St Albans
- St Albans Abbey

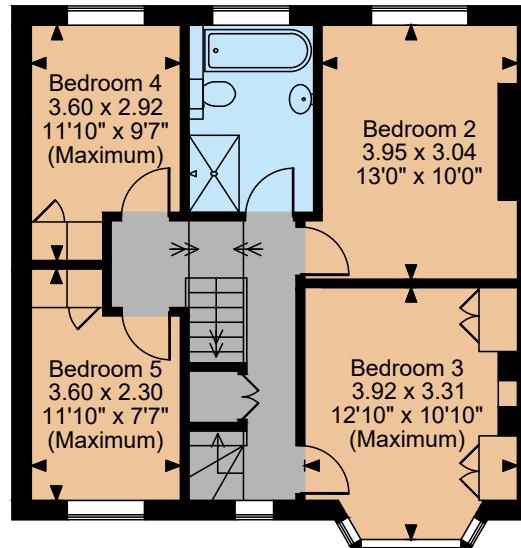
Key Locations

- St Albans Cathedral
- Verulamium Roman Museum
- St Albans Clock Tower
- St Albans Museum + Gallery
- Berkhamsted Castle
- Warner Bros. Studio Tour London
- Hatfield House

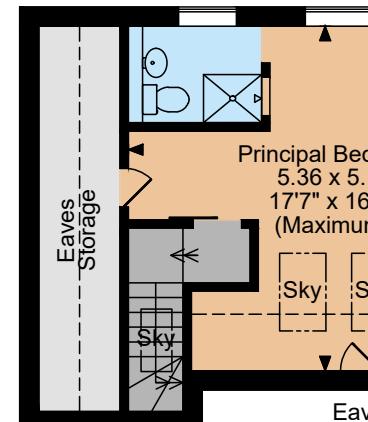




Ground Floor



First Floor



Second Floor



Floorplans

House internal area 1,817 sq ft (169 sq m)
For identification purposes only.

Directions

AL2 3JY

what3words: //surely.farmer.clips - brings you to the driveway

General

Local Authority: St Albans City & District Council

Services: Mains gas, electric, water & drainage

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band F

EPC Rating: C

Wayleaves and easements: the property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not

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