



347 Watford Road
St Albans, Hertfordshire

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& PARKER
BNP PARIBAS GROUP

A beautifully appointed three-bedroom home set in a desirable residential area to the south of St Albans.

A comfortable semi-detached family home with beautifully presented accommodation, combining elegant décor with high-quality fittings throughout. The property enjoys a desirable position in the popular community of Chiswell Green, approximately two miles from the city centre and within easy reach of local transport connections.



3 RECEPTION ROOMS



3 BEDROOMS



1 BATHROOMS



DRIVEWAY



GARDEN



FREEHOLD



CITY



1,170 SQ FT



**GUIDE PRICE
£900,000**



The property

347 Watford Road is a splendid three-bedroom semi-detached family home offering comfortable, airy reception rooms with an attractive colour palette and understated décor, together with a well-presented landscaped garden.

The ground floor has three flexible reception rooms in which to relax or entertain. These include the formal dining room at the front, which also acts as a welcoming entrance hall. The room features wooden flooring and a west-facing bay window, welcoming plenty of natural light. The main reception room is the sitting room, which is located to the rear and has a brick-built fireplace fitted with a stove, as well as French doors opening onto the rear garden. Adjoining the sitting room, a snug provides an additional, versatile space ideal for relaxation or use as a study. Also at the rear, the kitchen is fitted with shaker-style units in a subtle grey shade to base and wall level, as well as integrated appliances including a double oven, an induction hob and an extractor hood. There is also space for a breakfast table for informal dining, while a

door leads from the kitchen directly to the rear garden.

Upstairs there are three double bedrooms of similar proportions. These include the principal bedroom with its tiled fireplace and window overlooking the rear garden. All three bedrooms have wooden flooring, while one benefits from built-in cupboard space. The first floor also has a family shower room with a large shower enclosure and a heated chrome towel rail.

Outside

The house has a beautifully maintained garden to both the front and the rear. At the front, the paved driveway provides parking space for several vehicles, while the garden includes two separate areas of lawn, border hedgerows and a wealth of established shrubs and flowering perennials. There is a patio area at the side, with the rear garden providing a further patio area for al fresco dining, a lawn beyond and well-stocked beds, all enclosed by high border hedgerows for a sense of peace and privacy from neighbouring properties.



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 2.0 miles
- Watford 5.3 miles
- Hemel Hempstead 6.0 miles
- Hatfield 7.2 miles
- Harpenden 7.5 miles
- Welwyn Garden City 10 miles

Nearby Stations

- St Albans
- St Albans Abbey

Key Locations

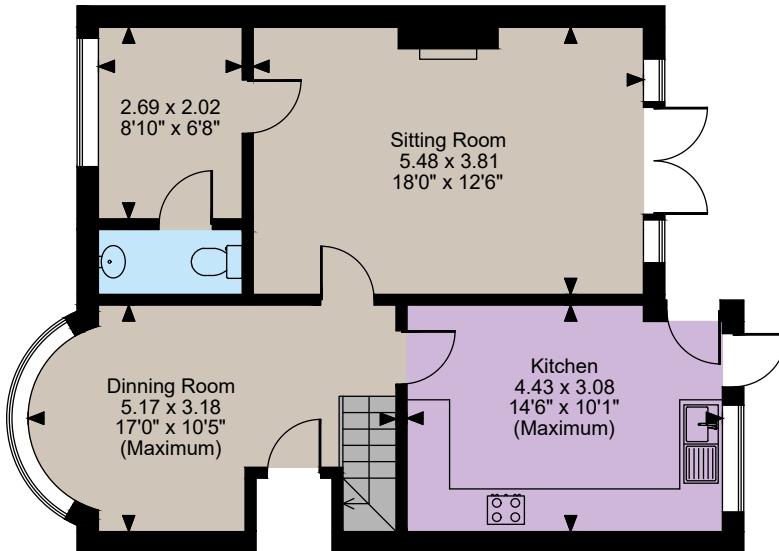
- St Albans Cathedral
- Verulamium Roman Museum
- St Albans Clock Tower
- St Albans Museum + Gallery
- Berkhamsted Castle
- Warner Bros. Studio Tour London
- Hatfield House

- Shaw's Corner
- Knebworth House

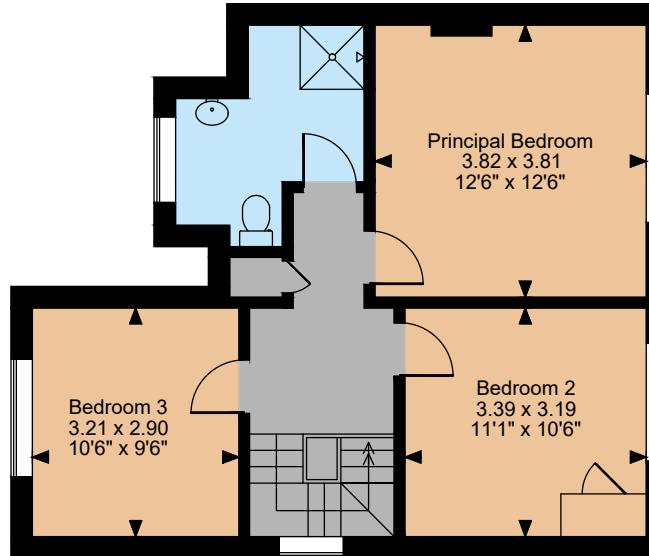
Nearby Schools

- St. Albans College
- St. Albans School
- St. Albans High School
- St. Columba's College

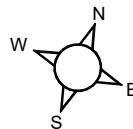




Ground Floor



First Floor



Floorplans

House Internal area 1,170 sq ft (109 sq m)
For identification purposes only.

Directions

AL2 3DB

what3words: ///rocks.sweep.silk - brings you to the driveway

General

Local Authority: St Albans City & District

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 G

EPC Rating: D

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

The position & size of doors, windows, appliances and other features are approximate only.

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