



30 Watling Street, St. Albans

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BNP PARIBAS GROUP



30 Watling Street St. Albans AL1 2QB

A handsome detached family home situated in a sought-after location near to the city centre and station

St. Albans Abbey station 0.7 mile (London Euston 37 minutes), St. Albans City station 2.0 miles (London St. Pancras International 19 minutes), M25 (Jct. 21A) 2.1 miles, M1 (Jct. 6) 3.0 miles, London Heathrow Airport 24.6 miles

Storm porch | Entrance lobby
Reception hall | Drawing room
Sitting room | Dining room | Kitchen/
breakfast room | Utility room
Cloakroom | 6 Bedrooms
3 Bathrooms | Sauna | Garden
Double garage | 3 Sheds
Greenhouse | EPC rating C

The property

30 Watling Street is an attractive property offering more than 2,900 sq. ft. of light-filled accommodation arranged over two floors. There is potential to extend the property, including a loft conversion and erection of outbuildings for example a home office or gym, subject to the necessary planning permissions.

Featuring the natural warmth of oak flooring, the ground floor accommodation flows from a welcoming reception hall with useful storage and cloakroom. It comprises a large drawing room with feature fireplace with woodburning stove and French doors to the rear terrace, a generous sitting room with feature bay window and bespoke storage, and a spacious dining room with French doors to the rear terrace. The large kitchen/breakfast room to the rear has a range of wall and base units including a large central island, a breakfast area with space for a generous table, French doors to the rear terrace and a fitted neighbouring utility room with a door to the side aspect.

On the first floor a generous part-galleried landing with wood-lined infra-red sauna gives access to a generous principal bedroom with French doors to a private balcony, fitted dressing room and modern en suite bathroom, an additional double bedroom with built-in storage and modern en suite shower room and three further double bedrooms. A well-proportioned front aspect bedroom, currently used as a study, and a spacious family bathroom, complete the first floor.



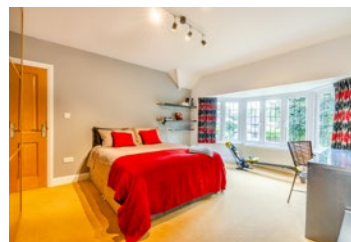


Outside

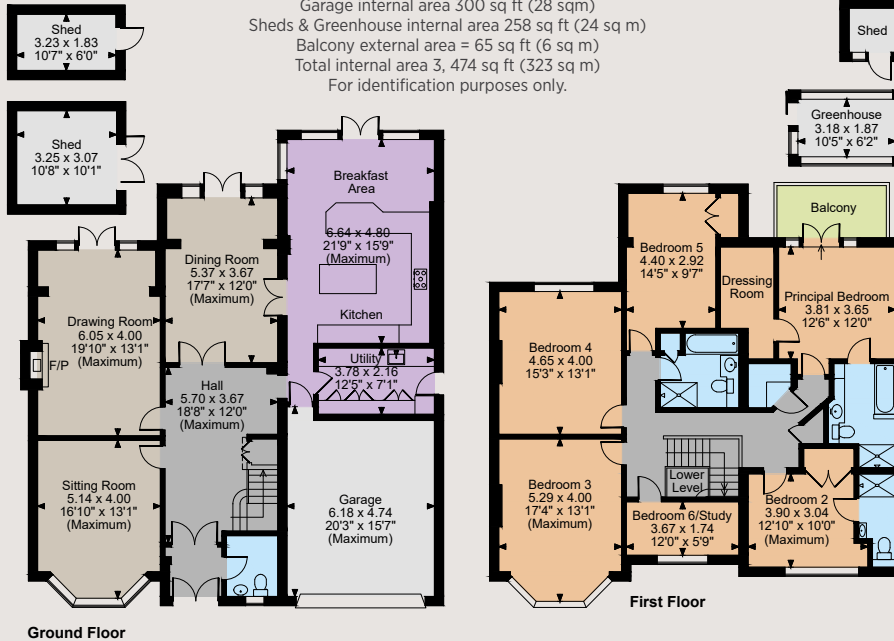
Set behind low-level hedging, the property is approached over a paved driveway offering private parking and access to the double garage, flanked by an area of level lawn and mature shrub beds. The generous landscaped garden to the rear is laid to level lawn bordered by mature flower and shrub beds. It features numerous seating areas including a gazebo-covered paved seating area overlooking a garden pond, three sheds, a vegetable garden with raised beds, a greenhouse and a large wraparound paved terrace with raised fishpond and the capacity for a water feature.

Location

The property is set in a popular and convenient location to the south of the city, within very easy reach of the mainline station with its fast through services via St. Pancras International to the City (19 mins), Gatwick and beyond. Road users enjoy easy access to the M1, M25 and A1(M) and to the airports at Heathrow, Luton and Stansted. The city centre with its wealth of amenities including quality shopping, restaurants, leisure activities and excellent public schools is close at hand. The area also offers a good selection of independent schools including St. Columba's College, St. Albans, St. Albans High School for Girls, Abbot's Hill and Stanborough Secondary School.



Main House internal area 2,916 ft (271 sqm)
 Garage internal area 300 sq ft (28 sqm)
 Sheds & Greenhouse internal area 258 sq ft (24 sq m)
 Balcony external area = 65 sq ft (6 sq m)
 Total internal area 3, 474 sq ft (323 sq m)
 For identification purposes only.



Ground Floor

First Floor

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

Local Authority: St. Albans City and District Council

Services: Mains gas, electricity, water and drainage.

Council Tax: Band E

Tenure: Freehold

Guide Price: £1,650,000

St Albans

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