



**BRADFORD
&
HOWLEY**
HARPENDEN | MARSHALSWICK | ST ALBANS

Watford Road, St. Albans, AL2 3HG
Asking Price £833,000

Offering over 1,850 sq. ft. of versatile accommodation arranged across three floors, this beautifully presented five-bedroom semi-detached family home is ideally suited to modern living. Occupying a prime position in the highly sought-after Chiswell Green, the property combines spacious interiors, a generous rear garden, and excellent access to local amenities and transport links.

Upon entry, a bright and welcoming hallway leads through double doors into an impressive dual aspect living and dining room. Flooded with natural light from a skylight, this expansive space comfortably accommodates both seating and dining areas, with double doors opening directly onto the rear garden—perfect for entertaining and family gatherings.

To the rear of the property, the open-plan kitchen/breakfast room forms a sociable hub of the home, also benefiting from direct garden access. A separate utility room, with internal access to the garage, along with a convenient downstairs WC, completes the ground floor.

The first floor comprises four well-proportioned bedrooms served by a modern family bathroom.

A staircase rises to the second floor, where a further bedroom with en-suite shower room provides a private retreat—ideal as a guest suite, teenager's room, or a peaceful work-from-home space.

Externally, the generous rear garden features a patio area, mature planting, and ample space for outdoor dining and recreation. To the front, the property benefits from driveway parking and access to an integral garage.

Perfectly positioned in the heart of Chiswell Green, the home is within easy reach of local amenities including the Co-Op, the popular Three Hammers Pub, an independent pizzeria, and the open green spaces of Greenwood Park.

The area is well served by highly regarded schools, with excellent access to the M1 and M25 motorways and nearby rail links into central London, making this an ideal choice for families and commuters alike.

Tenure: Freehold
Council Tax Band: E
EPC Rating: D











Total area: approx. 173.0 sq. metres (1862.5 sq. feet)

Floor plan is for marketing purposes only and is to be used as a guide.
Eaves not included in the total floor area.
Plan produced using PlanUp.



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