



Watling Street, St Albans



DAVID CHADWICK
ST ALBANS

11 Watling Street, St Albans. AL1 2PY

Inner hall | Entrance hall | Sitting room | Dining room |
Kitchen/breakfast room | Utility | Cloakroom | Reception
3/bedroom 5 | 4 double bedrooms | Family bathroom | 2 en-suite
shower rooms | Gardens | Driveway parking | Timber garden room
EPC rating TBC | Council tax band G £3,425.85

The Property

An excellent detached house situated in a very popular and convenient location within very easy reach of the city centre, the Abbey Flyer station, mainline station, Westminster Lodge, Verulamium Park, extensive local amenities, and highly regarded schools.

There is family friendly and spacious accommodation over two floors that includes four double bedrooms and two bath/shower rooms, one ensuite to the principal bedroom, to the first floor, as well as access to a large loft space.

To the ground floor, an inner hall with cloak room leads to a welcoming reception hall leading to a large kitchen/breakfast room, and the two formal reception rooms, a sitting room overlooking the garden at the rear, and a dining room which leads to a third reception room, offering flexibility for use in a number of ways, including as a further bedroom or annexe by virtue of the en-suite shower room, or a studio or home office.







WATLING STREET, AL1

APPROX. GROSS INTERNAL FLOOR AREA 2088.84 SQ FT / 194.06SQ M
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To confirm: These sales particulars have been prepared as a guide only. They are not a statement nor representation of fact. They do not form part of a contract. Room sizes are approximate and floor plans are not to scale and should therefore not be relied on for the purposes of planning, architectural alterations, building works or for the ordering of materials, fixtures, fittings, floor/wall coverings and/ or furnishings, whether freestanding or fitted. We have not carried out a survey nor tested the services or appliances. Prospective purchasers should satisfy themselves by inspection or otherwise.

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