



4 bedrooms



2 bathrooms



2 receptions



90ft



Off-Street Parking



EPC Band D

Freehold

Council Tax Band:  
F £3,386.39 (2025/2026)

Local Authority:  
St Albans City & District Council





Beautifully presented 4-bed semi-detached property, extended and ideally located for outstanding local schools and motorway links.

### Description

The ground floor boasts a welcoming entrance leading to a bright living room, a separate dining area perfect for entertaining, and a modern kitchen/breakfast room at the home's heart. Additional ground floor rooms include a study, a spacious bedroom, a separate shower room, and a play room providing flexibility for families or extra living space. Upstairs, the first floor offers three well-proportioned bedrooms and a contemporary family bathroom. Planning permission was previously approved for a substantial loft conversion creating a principal bedroom and ensuite shower room. Outside, the property impresses with a large decked area leading to beautifully landscaped gardens, ideal for relaxing or entertaining. To the front, a substantial paved driveway offers ample off-street parking, enhancing the appeal of this already attractive home. This property truly combines comfort, space, and practicality in a sought-after residential setting.

### Location

Ideally located in St Albans, this property offers convenient access to motorways, acclaimed schools, and countryside walks. Chiswell Green boasts local shops and leisure facilities, making it popular with families.

#### Buyers Information

In compliance with the UK's Anti Money Laundering (AML) regulations, we are required to confirm the identity of all prospective buyers at the point of an offer being accepted and use a third party, Identity Verification System to do so. There is a nominal charge of £48 (per person) including VAT for this service. For more information, please refer to the terms and conditions section of our website.



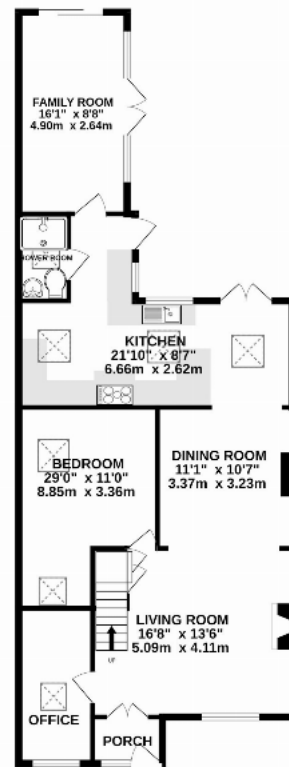












GROUND FLOOR  
1017 sq ft (94.4 sq m) approx.



FIRST FLOOR  
402 sq ft (37.3 sq m) approx.

306 WATERFORD ROAD, ST ALBANS, HERTS, AL2 3DW

This floor plan is for illustrative purposes only. The measurement and position of each element is approximate and must be viewed as such

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