



2 bedrooms



1 bathroom



1 reception



Private Garden



On-Street Parking



EPC Band C

Freehold

Council Tax Band:
C £2,006.35 (2025/26)

Local Authority:
St Albans Council



A beautifully presented 2-bed house near sought-after schools, a short walk to the City centre. Stunning kitchen/dining room, bi-fold doors, large garden, no chain.

Description

This stunning two double bedroom home has been skilfully updated throughout by the current owner. It is located on a sought-after road, popular for its proximity to well-regarded schools, the City centre, and a much-loved local park. Internally, a hallway leads to a welcoming living room featuring front-facing windows and a charming log-burning stove. The modern kitchen is open plan to the dining area, creating an impressive and sociable space that opens out to the garden through stylish bi-folding doors. Upstairs, there are two generously sized bedrooms, with the principal bedroom benefiting from fitted wardrobes. A contemporary family bathroom and access to the loft complete the first floor. The delightful rear garden extends to approximately 67 feet and includes a patio area, wooden shed, and well-maintained flower beds along the borders. On-street parking is available at the front of the property.

Location

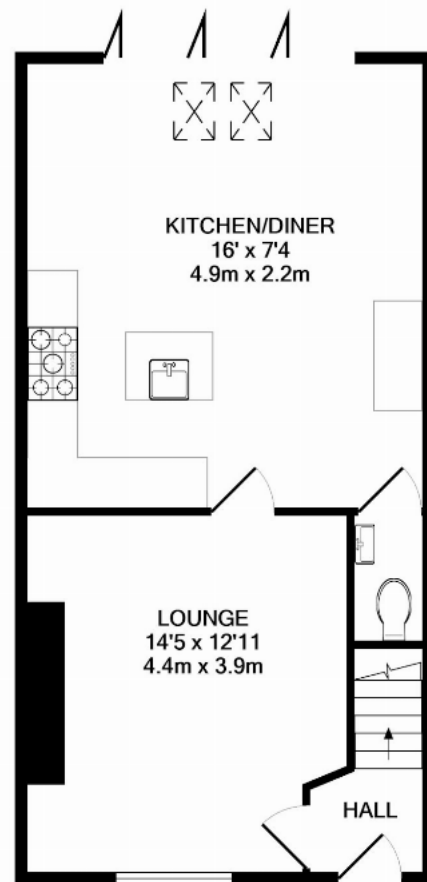
Watson Avenue is on the northern fringes of St Albans with convenient transport links. It's close to countryside, within catchment for well-regarded schools, and near local shops, with the city centre just a short distance away.

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.

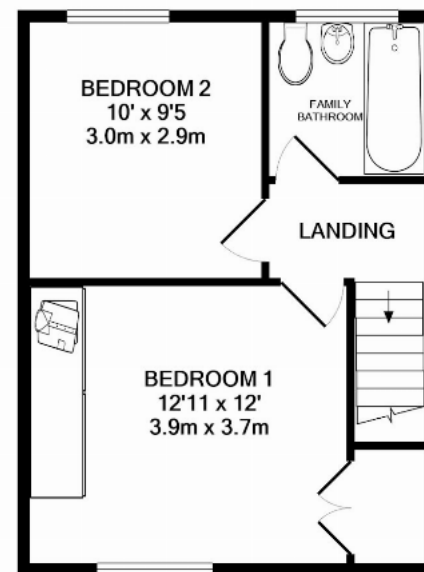








GROUND FLOOR



1ST FLOOR

TOTAL APPROX. FLOOR AREA 745 SQ.FT. (69.2 SQ.M.)

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

Important Information These particulars do not constitute an offer or contract in whole or part. The statements contained herein are made without responsibility on the part of Ashtons or the vendors and they cannot be relied upon as representatives of fact. In respect of floor plans, these are for illustrative purposes only. The measurement and position of each element is approximate and must be viewed as such. Intending purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. The vendors do not make or give, and neither Ashtons nor any person in their employment has any authority to make or give, any representation or warranty whatsoever in relation to this property. We offer a wide range of services through third party providers including solicitors, surveyors, removal firms, mortgage providers and EPC suppliers. We receive additional payments for administering suppliers quoting software and making referrals. You are not under any obligations to use these services and it is your discretion whether you choose to deal with these parties or your own preferred supplier. You should be aware the average payment we received in 2024 equated to £29.76 per referral.