



Collinson  
Hall

Watford Road, St. Albans, Hertfordshire, AL2 3DL









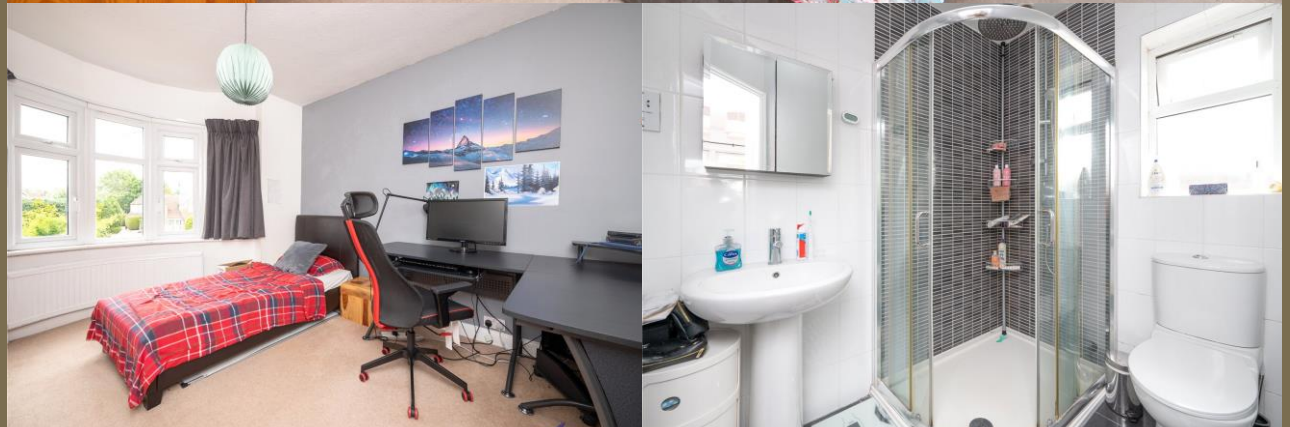
A substantial **DETACHED FAMILY HOME** offering spacious living accommodation and located within the sought-after area of **CHISWELL GREEN**. This traditional detached home has been **SYMPATHETICALLY EXTENDED** and now offers **OVER 2000 SQUARE FEET** of accommodation.

**Guide Price: £1,100,000**

Upon entry, you are welcomed by a spacious entrance hall that unfolds into two generous reception rooms, perfect for both entertaining and everyday living. You'll also find a well-sized study that is ideal for home working, a practical utility room, a cloakroom, and a stunning open-plan kitchen/dining/family room. This light-filled heart of the home boasts bi-fold doors that seamlessly connect the indoors to a secluded, beautifully landscaped rear garden. Upstairs, the first floor offers four impressive double bedrooms, two of which enjoy the luxury of en-suite bathrooms, complemented by a stylish family bathroom to serve the remaining rooms. Enjoying a desirable westerly aspect, the rear garden features two decked terraces, perfect for al fresco dining or evening relaxation, surrounded by mature, thoughtfully planted borders. To the front, the home offers generous off-street parking for multiple vehicles and well-maintained curb appeal.

EPC Rating: TBC

Council Tax Band: F







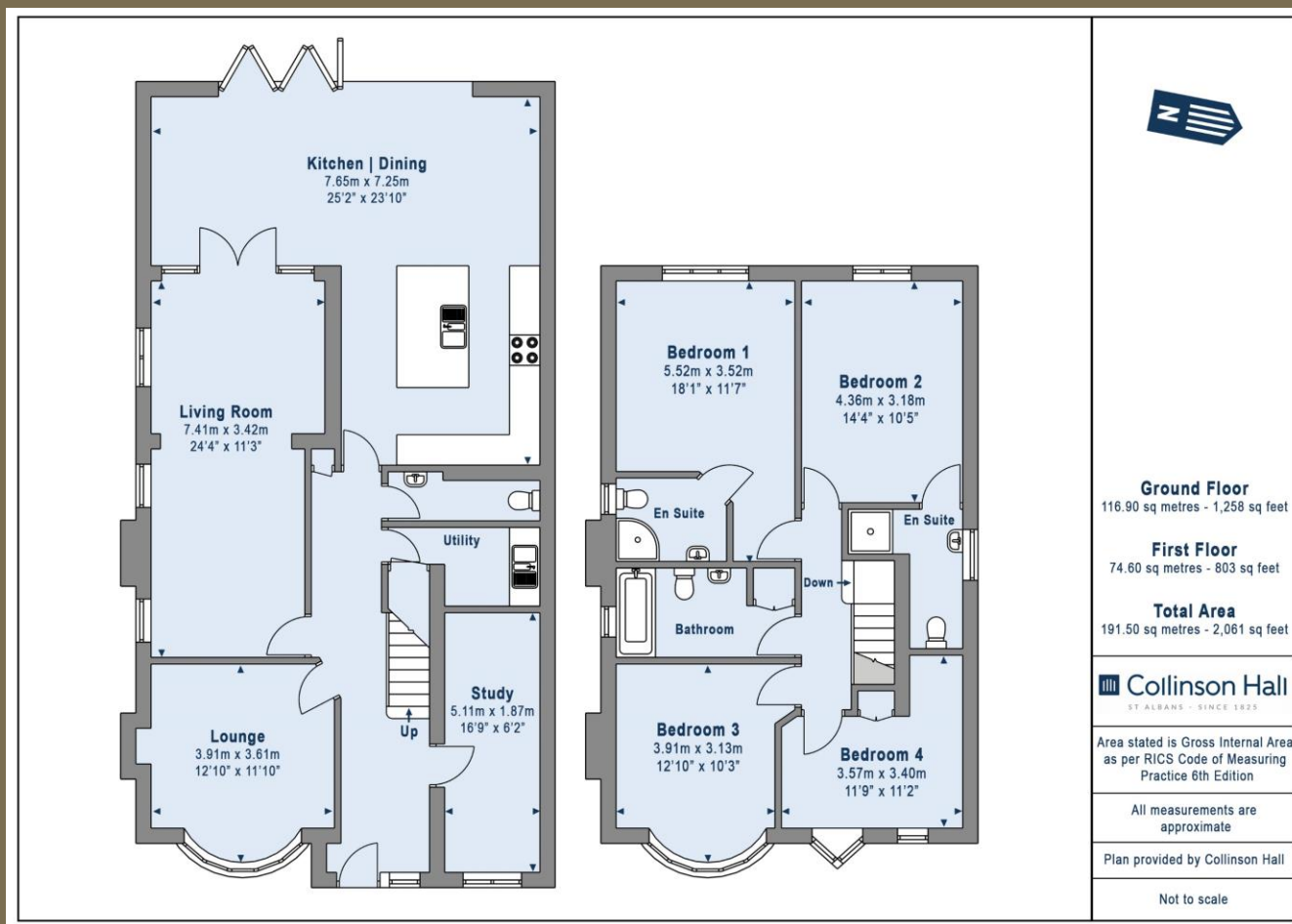












#### PLEASE NOTE

These particulars do not constitute an offer or contract in whole or in part. Please note that these details have been prepared for prospective purchasers as a general guide. We have endeavoured to be accurate in their preparation, but any intending purchaser should not rely on them as statements or representations of fact. In respect of the floor plans, these are for illustrative purposes only and room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore may include cupboards/shelves, etc. No responsibility is taken for any error. Accordingly they should not be relied upon for carpets and furnishings. The services, systems and appliances at the property have not been tested and no guarantee as to their operability or efficiency can be given.



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City Centre Office: 9-11 Victoria Street | St Albans | Hertfordshire | AL1 3UB | Telephone: 01727 843222 | Email: stalbansmail@collinsonhall.co.uk