



2 Friars Wash, Watery Lane, St. Albans, AL3 8EX

Guide price £625,000 Freehold



2 Friars Wash, Watery Lane

St. Albans, AL3 8EX

This well extended and beautifully presented three/four bedroom semi-detached home is ideally positioned within easy reach of both St Albans, Harpenden and Flamstead, offering the perfect blend of countryside views and commuter convenience.

Occupying an impressive secluded plot backing directly onto open farmland, the property provides spacious and flexible accommodation arranged over two floors. At the heart of the home is a stunning kitchen/breakfast room which seamlessly opens into the generous lounge, creating an ideal space for both family living and entertaining. There is also a versatile study, which could alternatively be used as a fourth bedroom or playroom.

The generous principal bedroom benefits from an en-suite shower room and enjoys delightful rural views from a Juliet balcony. There are two further well-proportioned double bedrooms and a modern family bathroom.

The property sits on a wide plot with a large driveway providing off-road parking for numerous vehicles and leading to a detached garage. The private and secluded rear garden backs directly onto farmland, offering a wonderful open aspect and excellent privacy. In addition, there are two substantial outbuildings with power connected, providing excellent potential for a variety of uses including a home office, gym or workshop.

Friars Wash enjoys a desirable semi-rural setting on the outskirts of Flamstead. The property is conveniently located within a short drive of Harpenden and offers excellent access to Junction 9 of the M1, making it ideal for commuters. Luton Airport and Luton Airport Parkway Station are also approximately a 10-minute drive away, with direct rail services into London.





ACCOMMODATION

Entrance Hall

Lounge

25'0 x 9'6 (7.62m x 2.90m)

Kitchen/Dining Room

19'9 x 12'6 (6.02m x 3.81m)

Snug

11'4 x 6'7 (3.45m x 2.01m)

W.C

FIRST FLOOR

Landing

Bedroom

14'9 x 12'6 (4.50m x 3.81m)

En-Suite

Study

8'11 x 7'10 (2.72m x 2.39m)

Bedroom

13'0 x 10'10 (3.96m x 3.30m)

Bedroom

11'7 x 10'10 (3.53m x 3.30m)

Shower Room

OUTSIDE

Frontage

Rear Garden

Garden Room

15'5 x 13'11 (4.70m x 4.24m)

Shed

11'9 x 7'11 (3.58m x 2.41m)

Garage

21'6 x 13'9 (6.55m x 4.19m)

Floor Plan



Total area: approx. 195.7 sq. metres (2106.9 sq. feet)

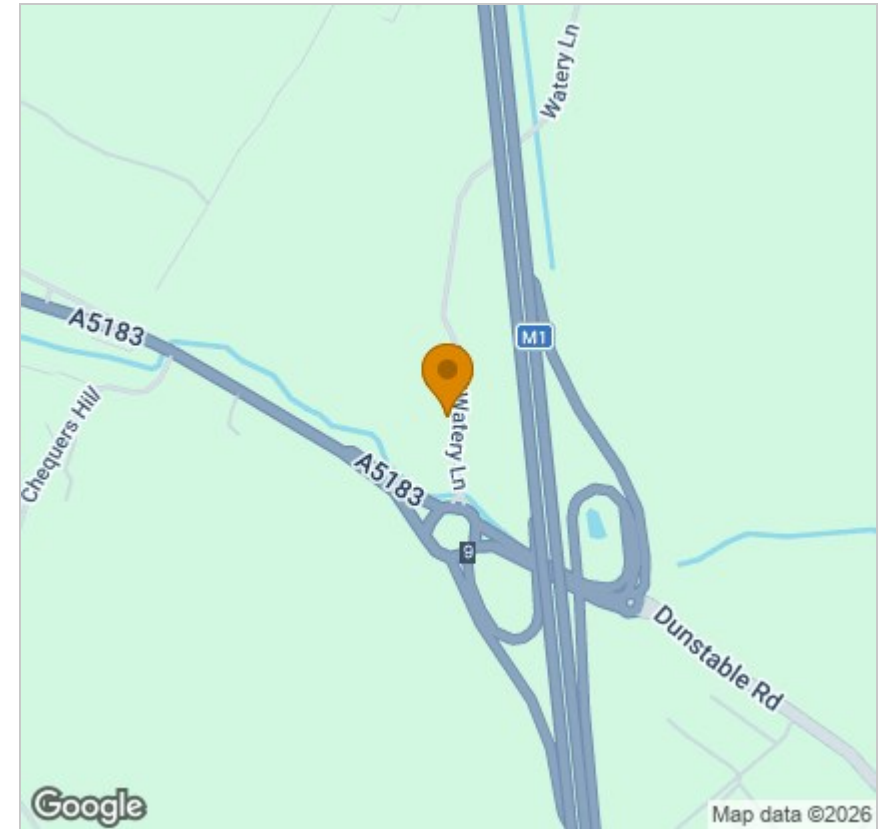
The Floor Plan is not to Scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared with due diligence and whilst we have confidence in the information produced it should not be relied upon. Maximum lengths and widths are represented on the plan. If there are any aspects of particular importance, you should carry out or commission your own inspection of the property. Copyright © SKMSTUDIO
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Viewing

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Area Map



Energy Efficiency Graph

