



3 Bedrooms



1 Bath/Shower Room + WC



1 Reception Room



Detached Garage & Off-Street Parking



East-Facing Rear Garden



EPC Band D

Council Tax

Band F  
- £3,386.39 2025/2026

Local Authority  
St Albans City & District  
Council



**The Pastures, Chiswell Green, St Albans, AL2 3BJ**  
**Guide Price £700,000 Freehold**



## The Pastures, St Albans, AL2 3BJ

Offered to the market chain free, this substantial three-bedroom detached home is located on one of the most sought-after roads in Chiswell Green and presents a rare opportunity for those looking to create a bespoke family residence. Set on a generous plot, the property offers excellent scope for both extension and renovation, subject to the necessary consents.

- 🏡 Spacious Detached Family Home Set over Two Floors
- 🏡 Exciting Potential to Extend/Improve (STPP)
- 🏡 Three Bedrooms
- 🏡 No Onward Chain
- 🏡 Detached Garage & Off-Street Parking
- 🏡 East-Facing Rear Garden
- 🏡 Close to St Albans City Centre & Highly Regarded Schooling

### Description

The ground floor features a spacious layout, including a large dual-aspect sitting/dining room and a separate kitchen, all centered around a welcoming entrance hall. There is also a convenient downstairs WC.

Upstairs, the property offers three well-proportioned bedrooms and a family bathroom, all arranged off a central landing. The layout provides flexibility for reconfiguration, with potential to enhance the bedroom sizes or add en-suite facilities as part of a wider renovation or extension (STPP).

Externally, the property benefits from a sizeable east-facing garden that enjoys excellent natural light throughout the day, making it perfect for outdoor entertaining and family activities. A detached garage and driveway provide ample off-street parking.

### Location

The Pastures is a small cul-de-sac set in a highly sought after part of Chiswell Green. The area is supported with a local parade of shops and amenities and the surrounding transport networks and sought after schools are also nearby.



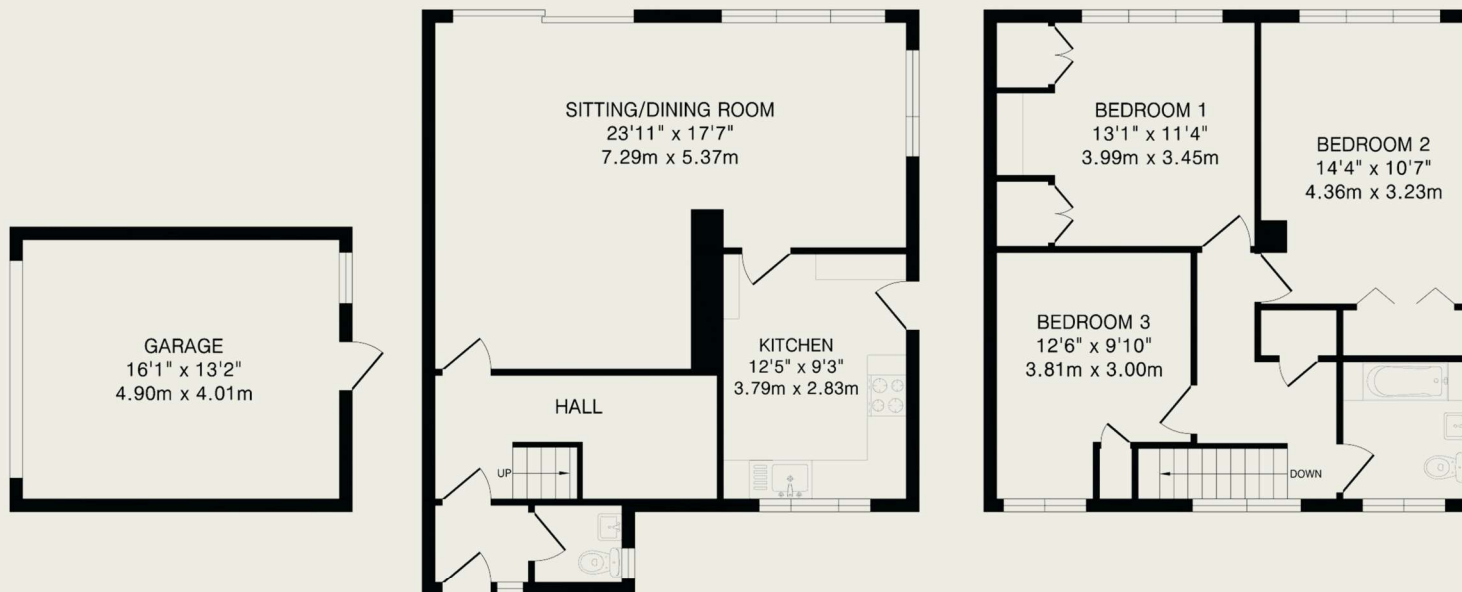




**Important Information**

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 2021 equated to £48.36 per referral.





Garage  
212 sq.ft.(19.6 sq.m)approx.

Ground Floor  
620 sq.ft.(57.5 sq.m)approx.

First Floor  
579 sq.ft.(53.8 sq.m)approx.

TOTAL FLOOR AREA: 1199 sq.ft.(111.3 sq.m)approx.

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