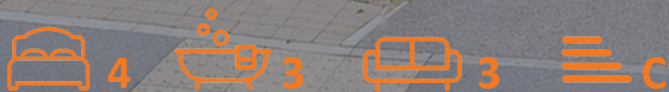




63 Goldsmith Way, St. Albans, AL3 5LH

Guide price £920,000 Freehold



63 Goldsmith Way

St. Albans, AL3 5LH

An exceptionally spacious four-bedroom townhouse offering stylish and flexible accommodation arranged over three floors. The property benefits from air conditioning to the bedrooms, a stylishly refitted kitchen, and contemporary bathroom suites.

A part-glazed front door opens into an entrance porch with built-in storage, leading to a welcoming hallway with a cloakroom/WC. The ground floor also features a versatile fourth bedroom or study with an en-suite shower room, a generous family room overlooking the rear garden, and a garden room with windows and French doors opening onto the garden.

The first floor offers an impressive 22ft lounge and a beautifully refitted kitchen/dining room with quality fitted units and integrated appliances, together with a utility room and an additional cloakroom/WC.

The second floor comprises three double bedrooms, including a principal bedroom with fitted wardrobes and an en-suite bathroom, while the remaining bedrooms are served by a modern shower room.

Outside, there is off-road parking for two cars, a secure bike store, and a low-maintenance rear garden with an artificial lawn, attractive decked seating area, and established planting.

Ideally situated on the sought-after Goldsmith Way, this location offers convenient access to St Albans city centre, excellent transport connections, and a number of highly regarded schools. Favoured by young families and professionals, the area combines the benefits of city living with nearby green spaces, local amenities, and an excellent choice of shops, cafés, restaurants, and leisure facilities.





ACCOMMODATION

Porch

Entrance Hall

Family Room

19'1 x 11'6 (5.82m x 3.51m)

Garden Room

9'3 x 7'1 (2.82m x 2.16m)

Bedroom/Study

17'0 x 10'8 (5.18m x 3.25m)

Shower Room

W.C.

FIRST FLOOR

Landing

Lounge

22'10 x 10'4 (6.96m x 3.15m)

Kitchen/Dining Room

19'1 x 11'6 (5.82m x 3.51m)

Utility

W.C.

SECOND FLOOR

Landing

Bedroom

11'10 x 11'7 (3.61m x 3.53m)

En-Suite

Bedroom

11'11 x 10'4 (3.63m x 3.15m)

Bedroom

10'5 x 9'3 (3.18m x 2.82m)

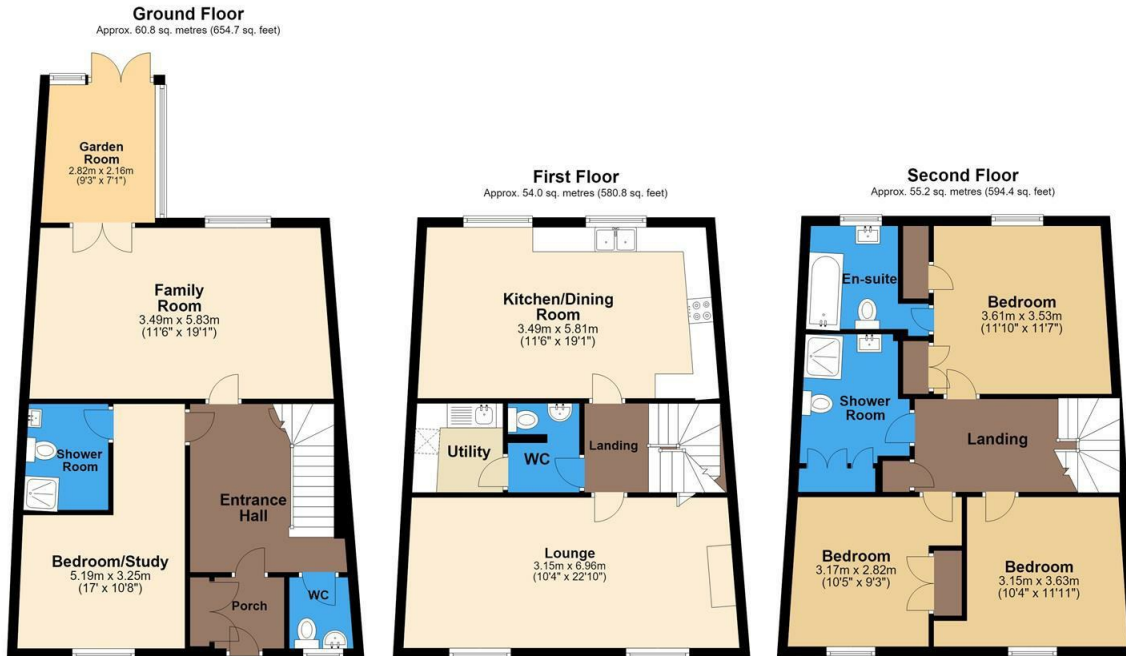
Shower Room

OUTSIDE

Frontage

Rear Garden

Floor Plan



Total area: approx. 170.0 sq. metres (1829.9 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
Plan produced using PlanUp.

Viewing

Please contact our Office on 01727 223344 if you wish to arrange a viewing appointment for this property or require further information.

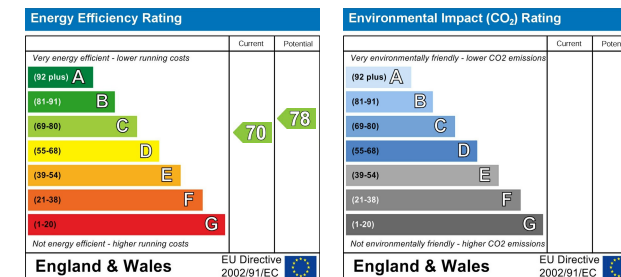
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Area Map



Energy Efficiency Graph



Paul Barker
ESTATE AGENTS