



41 Westfields, St. Albans, AL3 4LR

Guide price £1,650,000 Freehold



41 Westfields

St. Albans, AL3 4LR

A beautifully presented and exceptionally spacious five double bedroom detached home, built circa 2014, and located in the highly sought-after St Stephens area of St Albans. This impressive property offers generous living space, a stunning southwest-facing garden, and a superb garden room—ideal for modern family living and entertaining.

At the heart of the home is a 29-foot kitchen/dining/family room with a part-vaulted ceiling, quality fitted kitchen, and log burner. Two sets of bi-folding doors open to the garden, creating a wonderful indoor-outdoor flow. A separate utility room offers added practicality, and the bay-fronted lounge provides a cosy retreat.

The ground floor also features a welcoming entrance hall and a cloakroom/WC. Upstairs, the first floor offers four spacious double bedrooms, including two with en suite bathrooms, and a stylish family bathroom. The second floor is home to the principal bedroom with fitted wardrobes, a luxurious four-piece en suite, and eaves storage.

Outside, a generous driveway leads to a garage with side access to the rear. The southwest-facing garden features an extensive patio, a well-maintained lawn, and a variety of plants and mature trees. At the rear is a fantastic garden room with bi-folding doors, power, lighting, and internet—perfect as a home office, gym, or studio.

Westfields is located in the popular St Stephens area of St Albans with highly regarded schools including Prae Wood, Marlborough and St Columba's close by and Verulam Park and Waitrose within a short walk away.





ACCOMMODATION

Porch

Entrance Hall

Cloakroom W.C.

Lounge

16'5 x 12'8 (5.00m x 3.86m)

Kitchen/Dining/Family Room

29'11 x 19'3 max (9.12m x 5.87m max)

Utility Room

12'8 x 6'6 (3.86m x 1.98m)

Integral Garage

17'6 x 8'8 (5.33m x 2.64m)

FIRST FLOOR

Landing

Bedroom 2

17'10 x 11 (5.44m x 3.35m)

Walk-in Wardrobe

En-Suite

Bedroom 3

13'2 x 12'8 (4.01m x 3.86m)

Bedroom 4

14 x 10 max (4.27m x 3.05m max)

Bedroom 5

10'5 x 10'3 (3.18m x 3.12m)

Family Bathroom

SECOND FLOOR

Principle Bedroom

23'3 x 19'3 max (7.09m x 5.87m max)

En-Suite

OUTSIDE

Frontage/Driveway

South Facing Rear Garden

Garden Room

24'7 x 11'6 (7.49m x 3.51m)

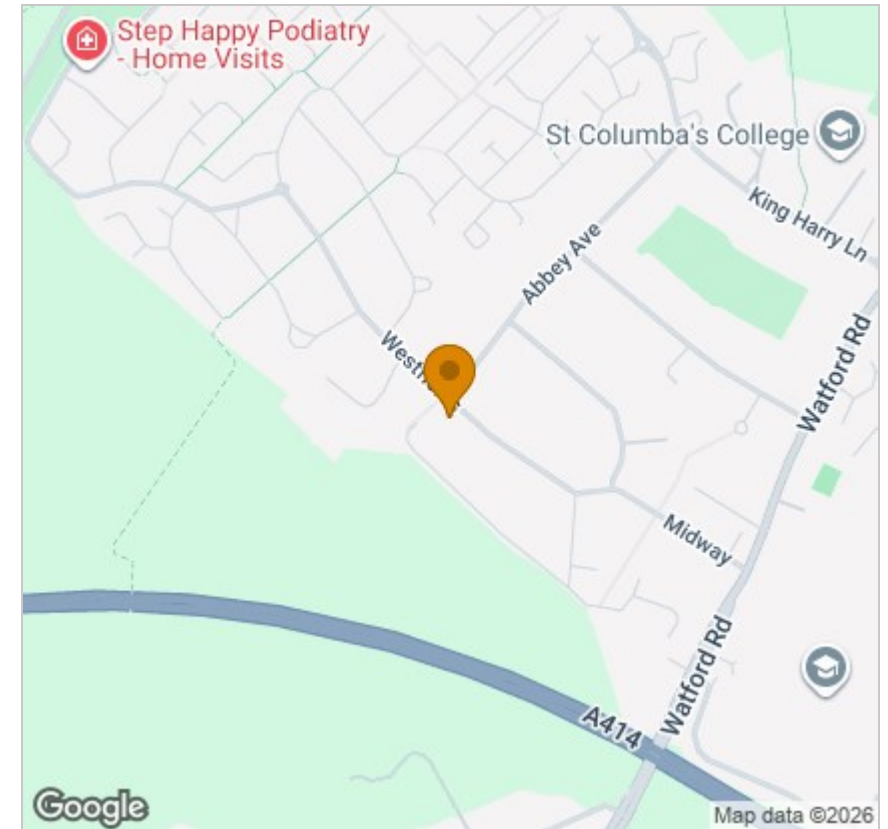


Floor Plan

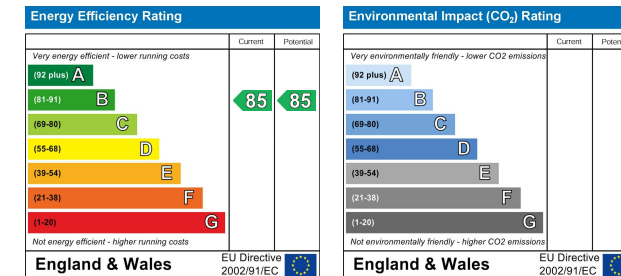


The Floor Plan is not to Scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared with due diligence and whilst we have confidence in the information produced it should not be relied upon. Maximum lengths and widths 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 © 2024/25/26. Plan produced using PlanIt.

Area Map



Energy Efficiency Graph



Viewing

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Longmire House 36-38 London Road, St Albans, AL1 1NG
01727 223344 | Email: sales@paul-barker.co.uk | www.paul-barker.co.uk

Paul Barker
ESTATE AGENTS