



101 Woodland Drive, St. Albans, AL4 0EN

Guide price £700,000 Freehold



101 Woodland Drive

St. Albans, AL4 0EN

A wonderful opportunity to purchase a three-bedroom semi-detached family home, positioned on a highly sought-after tree-lined road within approximately 582 metres of the outstanding Beaumont School. The property offers scope to reconfigure and extend to the rear and into the loft, subject to the usual planning consents, and is offered to the market with no onward chain.

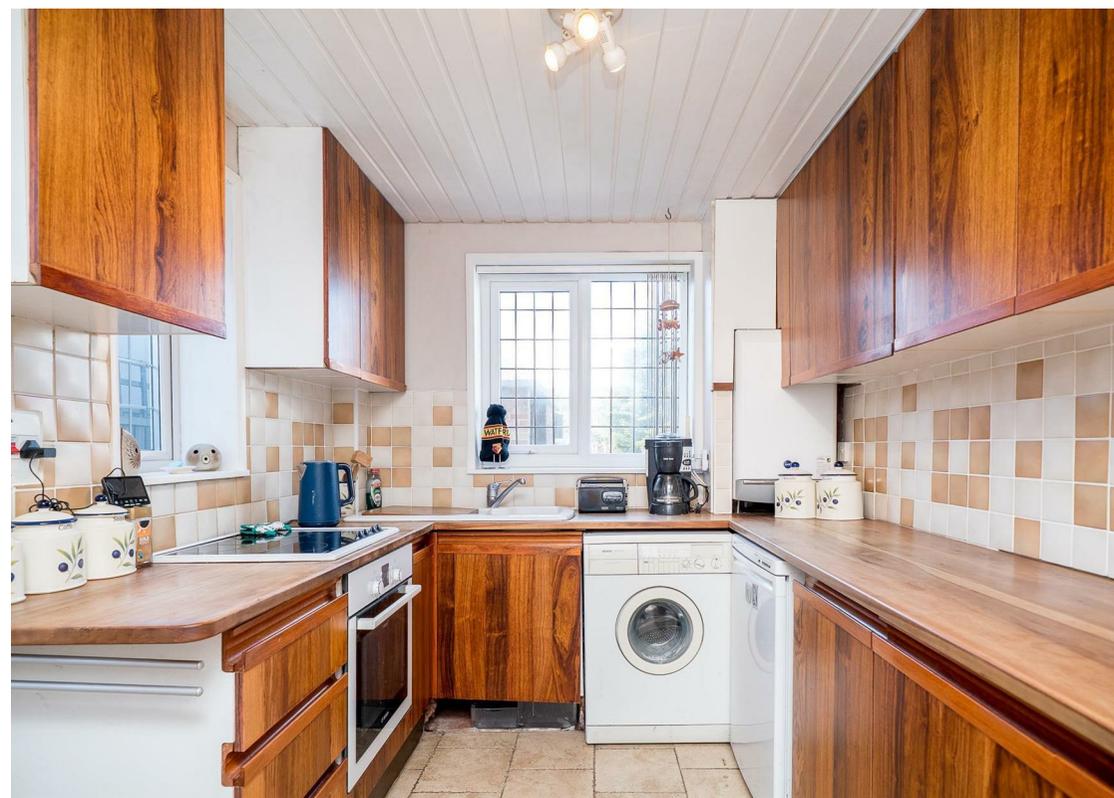
A part-glazed front door opens into a useful porch, leading into a welcoming entrance hall with a side window, stairs to the first floor and access to the principal rooms. The lounge features an original-style leaded window to the front and a feature fireplace, with an archway opening to the dining room, creating a sociable entertaining space. Double doors lead through to a bright, part brick-built conservatory with windows to three sides and doors opening onto the rear garden.

The fitted kitchen comprises a range of wall and base units with work surfaces over, incorporating a sink with mixer tap, integrated hob and oven, and space for additional appliances. There is also a useful understairs pantry cupboard and a side door providing access to the garden.

Upstairs, the landing leads to two well-proportioned double bedrooms with fitted wardrobes, a third bedroom also with fitted storage, and a family bathroom with a shower cubicle, WC and basin.

To the front, a block-paved driveway provides off-street parking for two vehicles with established borders to either side. Gated side access leads to the generous circa 105ft west-facing rear garden, featuring a patio area, lawn and mature planting, together with a brick-built outbuilding offering potential for use as a home office or studio.

Woodland Drive is a highly regarded residential address within easy reach of Oakwood Primary School and Beaumont School, as well as the local shops and amenities of Fleetville. The mainline station in St Albans, providing fast services into London, is also within comfortable walking distance.





ACCOMMOADTION

Ground Floor

Porch

Entrance Hall

Lounge

12'5 x 13'6 (3.78m x 4.11m)

Dining Room

12'1 x 11'5 (3.68m x 3.48m)

Conservatory

8'3 x 8'1 (2.51m x 2.46m)

Kitchen

12'1 x 7'11 (3.68m x 2.41m)

First Floor

Landing

Bedroom One

12'1 x 13'6 (3.68m x 4.11m)

Bedroom Two

12'5 x 11'5 (3.78m x 3.48m)

Bedroom Three

9' x 7'11 (2.74m x 2.41m)

Bathroom

OUTSIDE

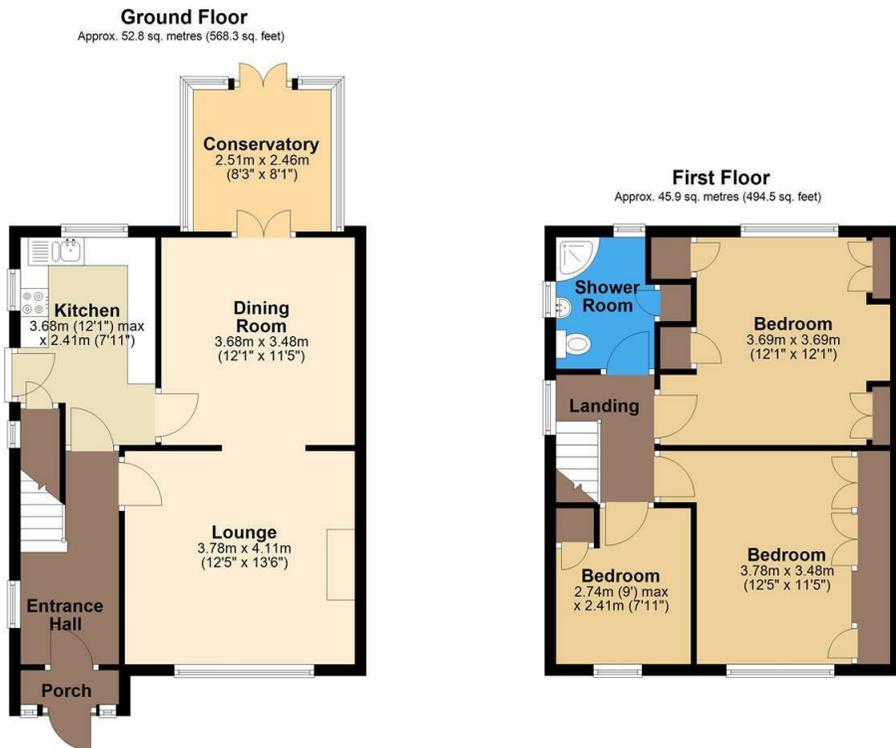
Paved Driveway

Rear Garden

105 (32.00m)

Outbuilding

Floor Plan



Total area: approx. 98.7 sq. metres (1062.8 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 © SKIMSTUDIO

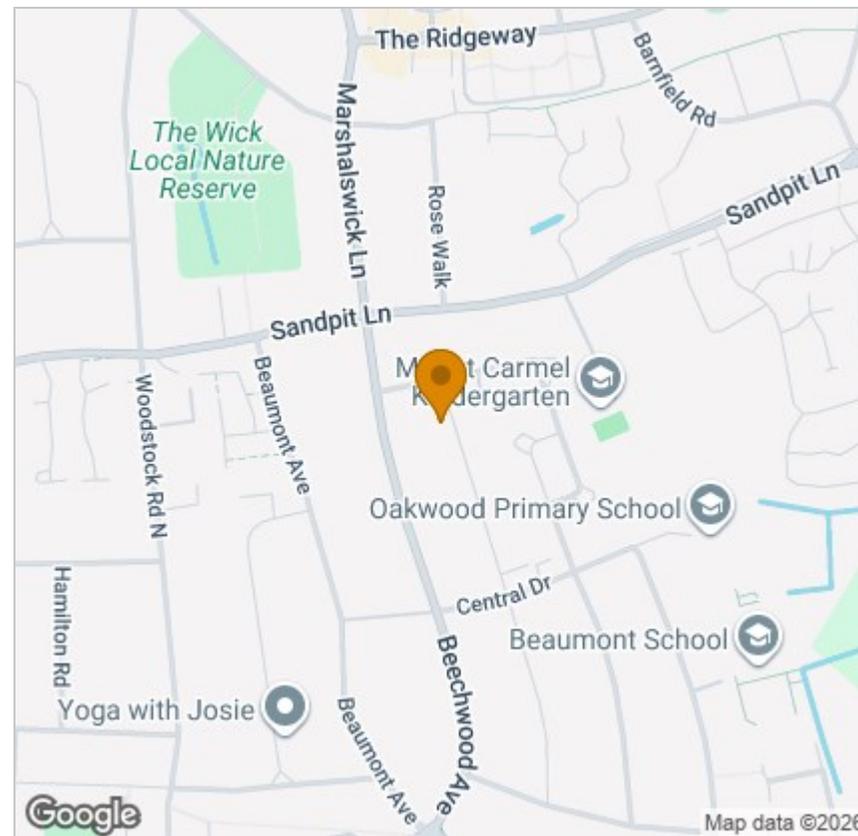
Plan produced using PlanUp. □

Viewing

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

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.

Area Map



Energy Efficiency Graph

