



Frost's

Tel: 01727 861166

Wynches Farm Drive, St Albans, AL4 0XH

£1,000,000 Freehold





An exceptional opportunity to acquire a large four bedroom detached family home with double garage and a separate detached bungalow occupying a larger than average plot and within a short walk of Oakwood and Beaumont Schools. The property occupies an impressive 2838 square feet including garage and separate annexe. The main house has been extended with accommodation over two levels and comprises an entrance hall, cloakroom, sitting room, dining room, kitchen/breakfast room and utility room. On the first floor there is a family bathroom and four bedrooms, two served by en suite shower rooms, the third bedroom is a fantastic size and enjoys a dual aspect and private balcony.

Outside, there is a driveway with access to a double garage and a brick built storage area. The rear garden is a good size which is mainly laid to lawn with a large patio, covered BBQ area and fire pit which is ideal for entertaining friends and family. To the back of the garden there is a summer house enclosing a Jacuzzi.

Additionally, there is a separate detached bungalow with its own gas, electric and water. The accommodation comprises a modern kitchen/breakfast room, studio room and wet room. Wynches Farm Drive is a popular residential location and is within 1.5 miles of the mainline railway station and close to outstanding local Schools.

Energy Rating C.





Ground Floor

Entrance Hall

Cloakroom

Living Room - 16'4 x 11'6

Dining Room – 22'8 x 11'6

Kitchen Area – 14'4 x 9'5

Breakfast Area – 8'2 x 8'

Utility Room – 8' x 5'4

Study - 10'5 x 8'



First Floor

Bedroom One – 11'9 x 11'8 to wardrobe

En Suite – 6'5 x 5'8

Bedroom Two – 11'10 x 11'

En Suite – 5'3 x 4'7

Bedroom Three – 22'10 x 8'4

Bedroom Four – 10'7 x 7'1 to wardrobe

Bathroom – 7'3 x 6'10

Exterior

Driveway Parking

Double Width Garage – 17'4 x 16'9

Rear Garden

Covered Patio area

Summerhouse with Jacuzzi

Annexe

Kitchen – 17' x 8'

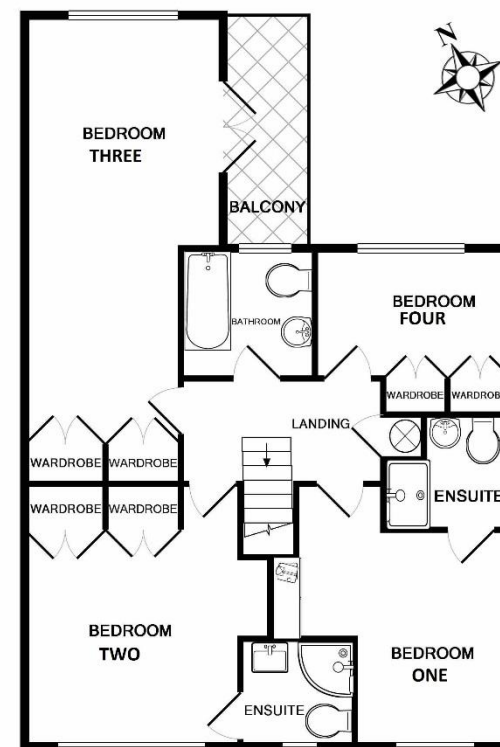
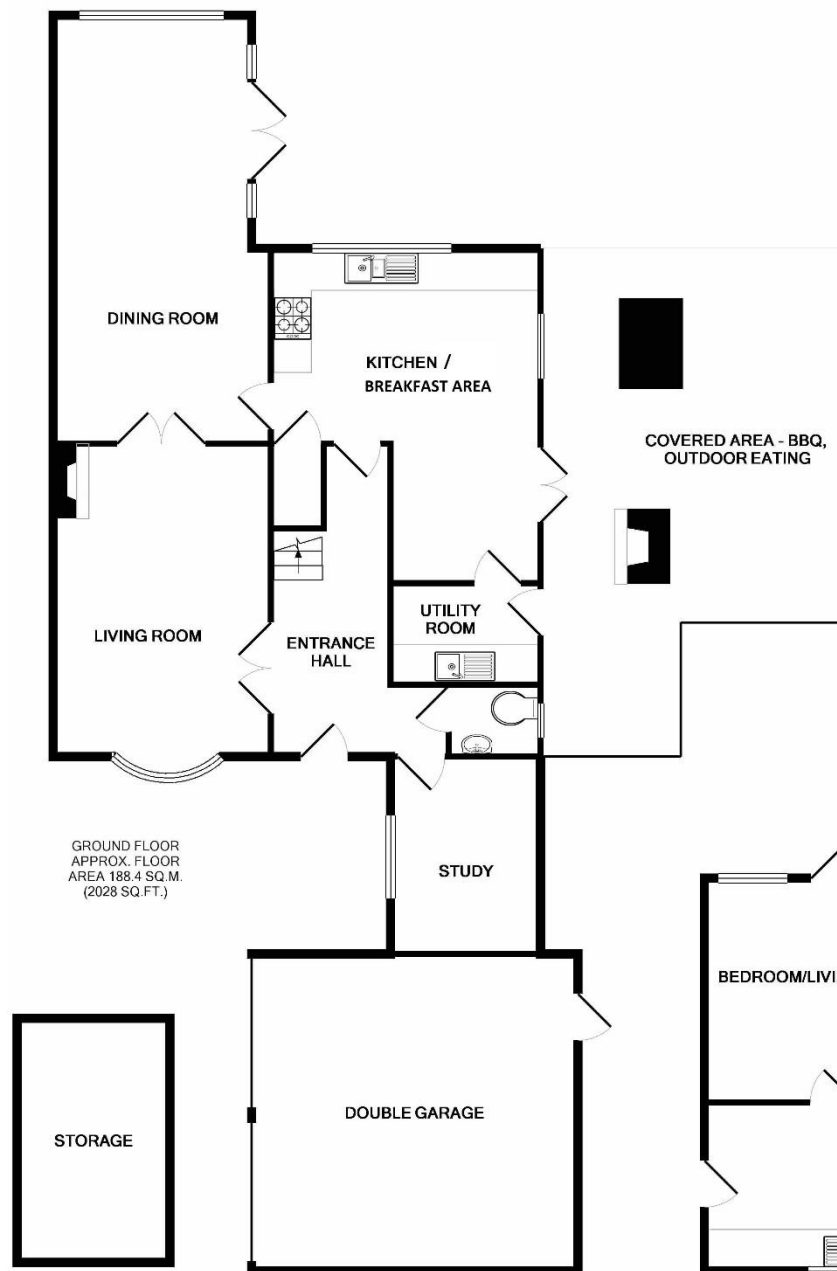
Living Area / Bedroom – 13'3 x 12'1

Shower Room – 12' x 3'









TOTAL APPROX. FLOOR AREA 263.6 SQ.M. (2838 SQ.FT.)

Produced by Gilkings & Redburn Limited. Measurements of doors, windows, floors and any other items are approximate and no responsibility is taken for any error, omission and mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given of their working order.
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4 Chequer Street, St Albans, Hertfordshire, AL1 3XZ Tel: 01727 861166 Email: sales@frosts.co.uk

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