



Frost's

Tel: 01727 852295

Skys Wood Road, St. Albans AL4 9PG

Guide Price £935,000 Freehold



A much improved five bedroom extended 'Nash' semi-detached family home, which is situated close to the outstanding Sandringham secondary school. The well-presented accommodation is set over three floors and includes a large living room, family room, study, kitchen/dining room, utility room with shower cubicle on the ground floor. There are also four double bedrooms and a family bathroom on the first floor with the master bedroom and en-suite shower room in the skilfully converted loft. Outside there is a front garden with block paved driveway and an excellent sized rear garden that has been enlarged to include an additional secluded space to the rear.

Skys Wood Road is situated in the Marshalswick area of St Albans and is close to the highly regarded schools of Wheatfields primary and Sandringham secondary. The more comprehensive shopping and leisure facilities of the city centre and the mainline railway station remain only a short car or bus ride away. Energy Rating C.



Ground Floor

Entrance Porch

Entrance Hall

Cloakroom

Living Room – 14'8 x 12'11 (+ Bay)

Dining Room – 19'5 x 10'0

Kitchen – 15'8 x 12'8

Study – 10'2 x 6'7

Utility/Shower Room – 8'7 x 6'6

First Floor

Bedroom Two – 12'10 x 11'10 (+ Wardrobes)

Bedroom Three – 11'2 x 10'11 (+ Wardrobes)

Bedroom Four – 11'3 x 7'5

Bathroom

Bedroom Five – 14'7 x 8'7 Narrowing to 6'0

Second Floor

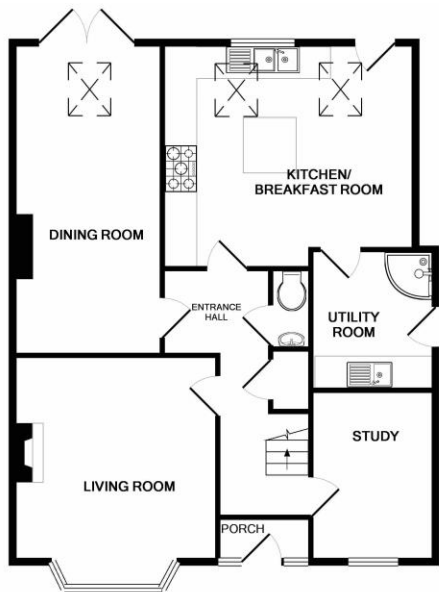
Bedroom One – 11'6 x 9'7 (+ Wardrobes)

En-Suite Shower Room – 9'3 x 4'1

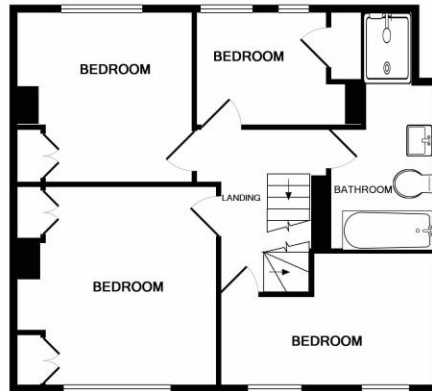
Exterior

Rear Garden

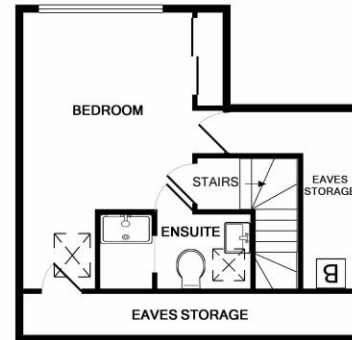




GROUND FLOOR
APPROX. FLOOR
AREA 77.6 SQ.M.
(835 SQ.FT.)



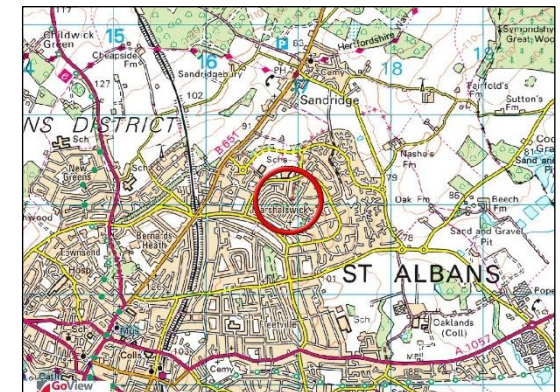
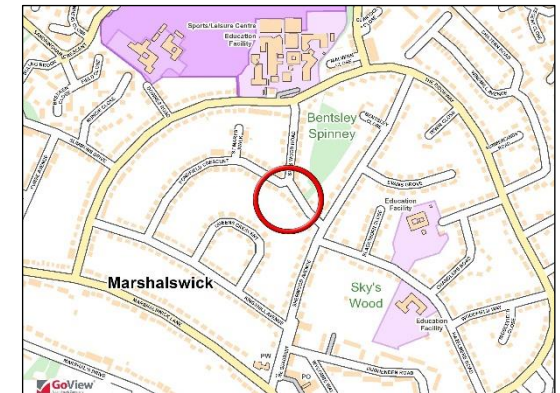
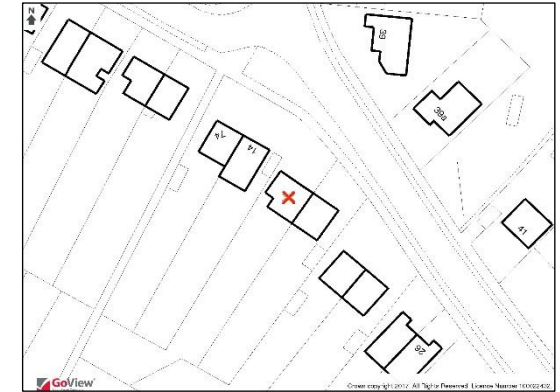
1ST FLOOR
APPROX. FLOOR
AREA 55.5 SQ.M.
(597 SQ.FT.)



ROOM IN ROOF
APPROX. FLOOR
AREA 35.5 SQ.M.
(383 SQ.FT.)

TOTAL APPROX. FLOOR AREA 168.6 SQ.M. (1814 SQ.FT.)

Produced by St Albans & Redburn Home Inspections. Whilst every attempt has been made to ensure the accuracy of the plan contained here, measurements of doors, windows, rooms 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 given of their working order.
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