



4 Bedrooms



2 Bath/Shower Rooms



2 Reception Rooms



Off-Street Parking



Private Rear Garden



EPC Band C

Council Tax  
Band: G £3,591.85 (2024/2025)

Local Authority  
St Albans City & District  
Council



**Goldsmith Way, St. Albans, AL3 5LG**  
**Guide Price £910,000 Freehold**



## Goldsmith Way, St. Albans

A spacious four bedroom, contemporary townhouse in a quiet cul-de-sac and with the benefit of a driveway. This lovely home has been considerably improved by the current owners and is in an excellent location, close to the city centre and within easy reach of St Albans mainline station.

### Description

Having been reconfigured and extended in recent years, this attractive townhouse offers well planned accommodation arranged over three floors, with a spacious layout conducive to family living.

Set back from the road, the front door is approached by the driveway and opens into a porch and then a wide, bright entrance hall with a WC. The ground floor is particularly impressive, with a conversion of the original garage and an extension to the rear having created a beautiful open-plan space with a dining area to the front of the house which leads into a smart kitchen and living space to the rear, flooded with natural light through bi-fold doors and rooflights above. The kitchen has excellent storage provision and a number of integrated appliances, and the design includes a large feature island with a breakfast bar for informal dining. There is a further reception space on the first floor with large windows and a Juliet balcony overlooking the rear garden and the room's layout allows space for a home study area, if needed. One of the larger bedrooms is positioned at the front of the house at this level, currently in use as a family room and with low-silled windows that bring in plenty of light, and stairs lead to the second floor where there are three further bedrooms, two of which have fitted storage and the largest of which has an en-suite shower room. There is also a separate stylish family bathroom accessed from the landing.

The garden has a good level of privacy, with mature Silver Birch trees to the rear boundary, and it has been landscaped to provide a lawn, with planted beds as well as a decked seating area close to the house.

### Location

Goldsmith Way is a small private development in a central location. The amenities of the city centre are close by, and the mainline station is within walking distance, as are several highly regarded schools.



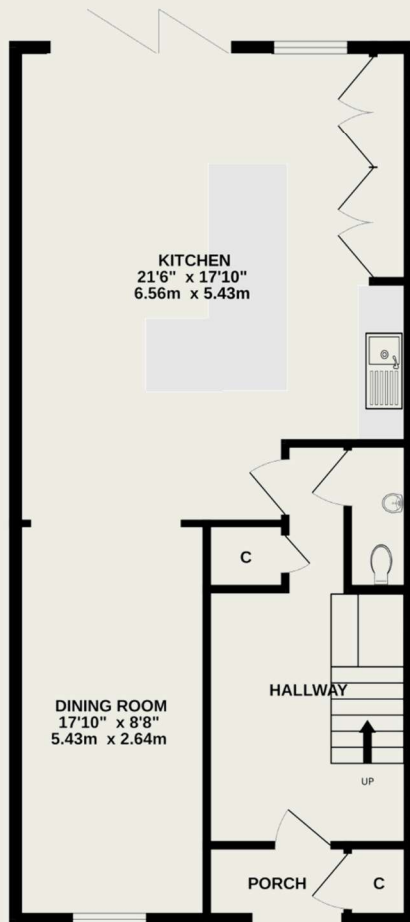




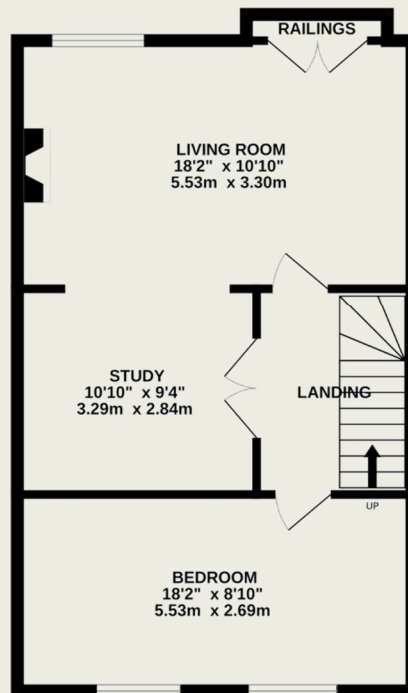
#### Important Information

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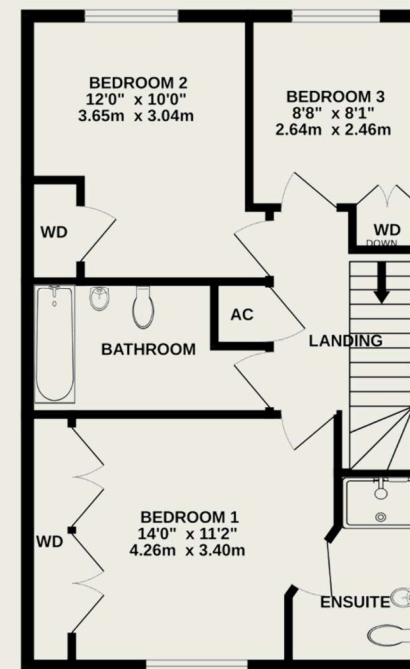




GROUND FLOOR  
702 sq.ft. (65.2 sq.m.) approx.



1ST FLOOR  
527 sq.ft. (49.0 sq.m.) approx.



2ND FLOOR  
524 sq.ft. (48.7 sq.m.) approx.

TOTAL FLOOR AREA : 1753 sq.ft. (162.8 sq.m.) approx.

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