



**DRUCE**  
▲ & PARTNERS ▲

46 Woodland Drive  
St. Albans, AL4 0EU  
Guide Price £1,450,000



A superb halls adjoining 1930's 4 bedroom semi detached family house in a highly sought after tree lined road close to Oakwood Junior & Beaumont Secondary Schools rated as OUTSTANDING by Ofsted.

The property has been extended and re-furbished by current owners, extends to approx 2,050 sq ft. with garage and drive parking for several cars with a superb 100 ft rear garden.

Large hall, cloakroom, sitting room, superb 28' x 27' open plan lounge / dining room / kitchen with integrated appliances and bi-fold doors onto terrace and garden. utility room, generous bedroom 1 with large en-suite shower room, 3 further double bedrooms, large quality family bathroom. Garden room (potential home office). Close Morrisons supermarket, Quadrant Shopping Parade and local amenities.





## GROUND FLOOR

### Entrance Hall

Leaded Light patterned window. Engineered wood floor. Radiator. Cupboard with gas and electric meters.

### Cloakroom

Tiled floor with underfloor heating. W.C. Wash hand basin. Wall mirror. Inset ceiling lights. Extractor.

### Sitting Room

12'0 x 11'5 (3.66m x 3.48m)

Double glazed leaded light window to bay. Radiator. Engineered wood floor.

### Open Plan Lounge / Dining Room / Kitchen

27'7 x 26'6 (8.41m x 8.08m)

Open fireplace with recessed log store. Engineered wood floor. Inset ceiling lights. Full width double glazed bi-fold doors opening onto to terrace and overlooking rear garden.

Tiled floor to kitchen. Inset sink. Extensive range of fitted cupboards, wall cabinets breakfast bar with granite work surfaces. Integrated Miele appliances- double oven, Induction hob with extractor over and dishwasher. Space for fridge/freezer. Double glazed windows overlooking rear garden. Underfloor heating to dining area and kitchen.

### Utility Room

Inset sink with range of fitted cupboards and wall cabinets. Space for washing machine and dryer.

## FIRST FLOOR

### Landing

Access to boarded loft. Patterned leaded light window.

### Bedroom 1

15'11 x 14'3 (4.85m x 4.34m)

Double glazed bay window. Range of fitted wardrobe cupboards. Radiator. Inset ceiling lights.

### En-Suite Shower Room

Tiled walls and tiled floor with under floor heating. Large walk-in shower cubicle with chrome shower fitting. Wall mirror with light over. Recessed shelving. Wash hand basin. W.C. Electric shaver point. Chrome heated towel rail.

### Bedroom 2

13'11 x 11'2 (4.24m x 3.40m)

Fitted wardrobe cupboards. Double glazed leaded light window. Radiator. Inset ceiling lights.

### Bedroom 3

13'4 x 10'0 (4.06m x 3.05m)

Double glazed leaded light window to bay. Radiator. Inset ceiling lights.

### Bedroom 4

13'1 x 11'5 (3.99m x 3.48m)

Fitted cupboards. Radiator. Double glazed window overlooking rear garden. Inset ceiling lights.

### Family Bathroom

Tiled floor with underfloor heating. Part tiled walls. Bath with chrome shower fitting. wash hand basin. W.C. Wall mirror. Medicine cabinet. Opaque double-glazed window. Chrome heated towel rail. Electric shaver point.

## OUTSIDE

### Garage

20'5 x 11'7 max (6.22m x 3.53m max)

Electric roller door. Recessed area with gas boiler and mega flow cylinder, water softener and central heating controls. Fluorescent strip lights. Light and power points. Rear access to garden.

### Mature well stocked gardens

### Front Garden

Lawned with hedged boundary. Paved path and wide paved driveway for 2 cars.

### 100 ft approx Rear Garden

Outside water tap and power points. Large, paved terrace. Door to garage. Lawn with flower and shrub borders. Variety of trees. Vegetable beds. Timber shed.

### Garden Room

18'5 x 9'10 (5.61m x 3.00m)

Wood floor. Inset ceiling lights. Recess shelving. TV point. Light and power points. Double glazed windows overlooking garden. External water tap. Potential Home Office.

## All Mains Service

### Council Tax

Band D - Currently £2,286 per anum.

### EPC

TBC

### Agents Note

These particulars do not constitute an offer or contract in whole or part. The statements contained herein are made without responsibility on the part of Druce & Partners or the Vendors and they cannot be relied upon as representations of fact. Intending purchasers must satisfy themselves by inspection or otherwise as to their correctness. The Vendors do not make or give, and neither Druce & Partners nor any person in their employment has any authority to make or give, any representation or warranty whatsoever in relation to this property. Measurements and Other Information 1. All measurements are approximate. 2. While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact Druce & Partners and we will be pleased to check the information for you, particularly if contemplating traveling some distance to view the property.

### Viewing

Through Druce & Partners, telephone: 01727 855232  
sales@druce-partners.co.uk







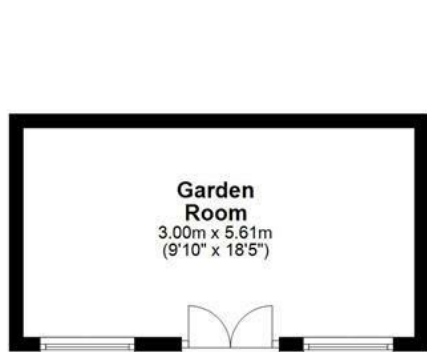




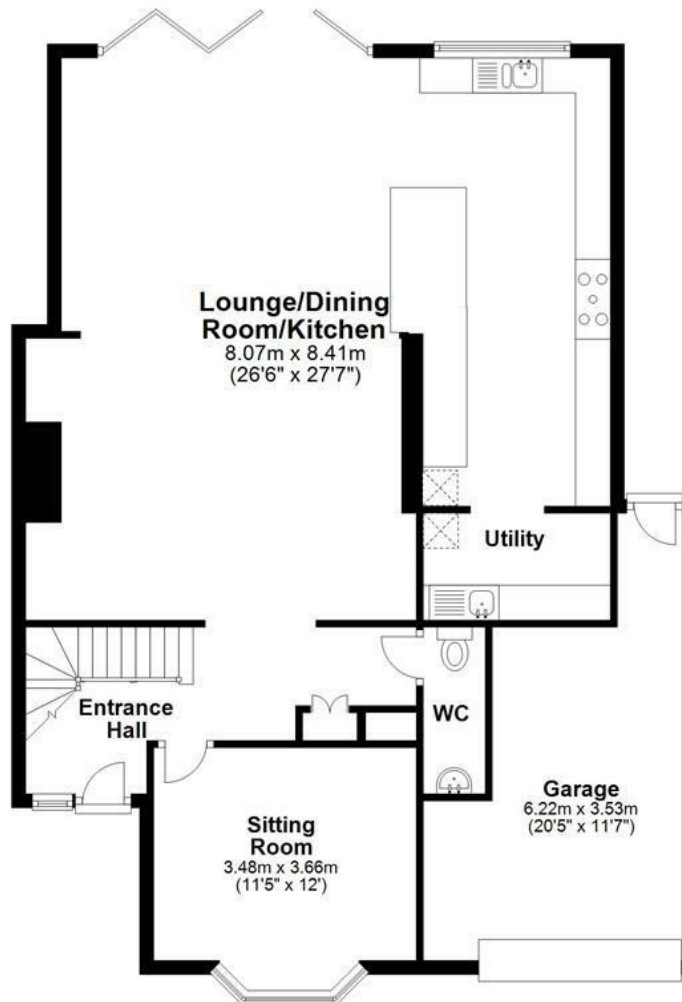




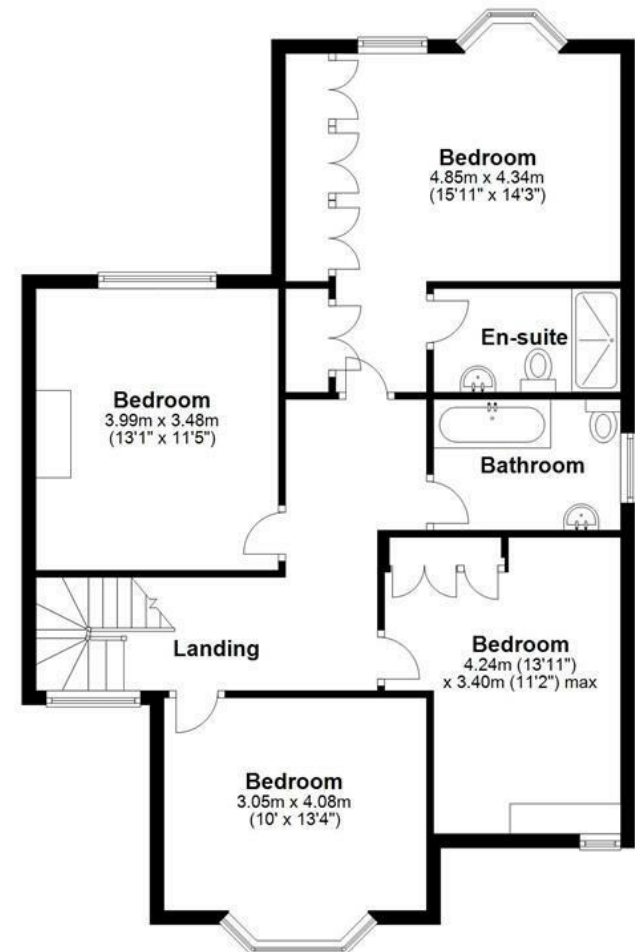




**Ground Floor**  
Main area: approx. 108.2 sq. metres (1164.9 sq. feet)  
Plus garden room, approx. 16.8 sq. metres (181.1 sq. feet)



**First Floor**  
Approx. 82.0 sq. metres (882.9 sq. feet)



Main area: Approx. 190.2 sq. metres (2047.8 sq. feet)  
Plus garden room, approx. 16.8 sq. metres (181.1 sq. feet)

Disclaimer - Floor plan is for marketing purposes only and is to be used as a guide - SKM Studio  
Plan produced using PlanUp.