



Woodfield Way, St Albans, AL4 9RY

A delightful three bedroom semi-detached NASH built property on a prime residential turning in the highly sought after Marshalswick area. Benefits internally include three bedrooms and large open plan living/ dining room, while externally there is a DETACHED GARAGE and extremely well maintained SOUTH FACING GARDEN.

Woodfield Way is ideally located within a short walk of highly regarded schools which include Sandringham secondary school and Skyswood Primary and Nursery School. The local Quadrant shopping parade is close by and the mainline station with regular trains into London St Pancras is within easy reach.



ACCOMMODATION

Porch

Double glazed front door leading to internal door to hallway.

Hall

Providing access to living room/diner and kitchen, stairs rising to first floor.

Living Room/Diner

24'2 x 11'5 (max) (7.37m x 3.48m (max))
Double glazed dual aspect window to front and back, radiator, coving, decorative fireplace with working Parkray coal/ log burner.

Kitchen

10'2 x 7'4 (3.10m x 2.24m)
Lino/vinyl flooring, roll top work surfaces, range of wall and base units, stainless steel sink with drain off area, tiled splash backs, double glazed window to side, double glazed door to rear.

FIRST FLOOR

Bedroom One

13'1 x 10'1 (3.99m x 3.07m)
Double glazed window to rear, radiator, built in double wardrobe, coving.

Bedroom Two

10'9 x 10'1 (3.28m x 3.07m)
Double glazed window to front, radiator, built in double wardrobe, coving.

Bedroom Three

9'2 x 7'2 (2.79m x 2.18m)
Double glazed window to front, radiator,



coving.

Bathroom

Double glazed frosted window to rear, bath with shower over, ceramic sink, ceramic low level W.C, airing cupboard, tiled walls.

EXTERIOR

Front

Laid to lawn area with driveway parking for two cars, access to one and a half width garage

Rear Garden

Mainly laid to lawn with mature shrub borders, timber panel fence to one side.

Garage

17'2 x 10'1 (5.23m x 3.07m)

Up and over door.

Viewing Information

BY APPOINTMENT ONLY WITH
BRADFORD & HOWLEY, THROUGH
WHOM ALL NEGOTIATIONS SHOULD BE
CONDUCTED.

Environmental Impact Rating

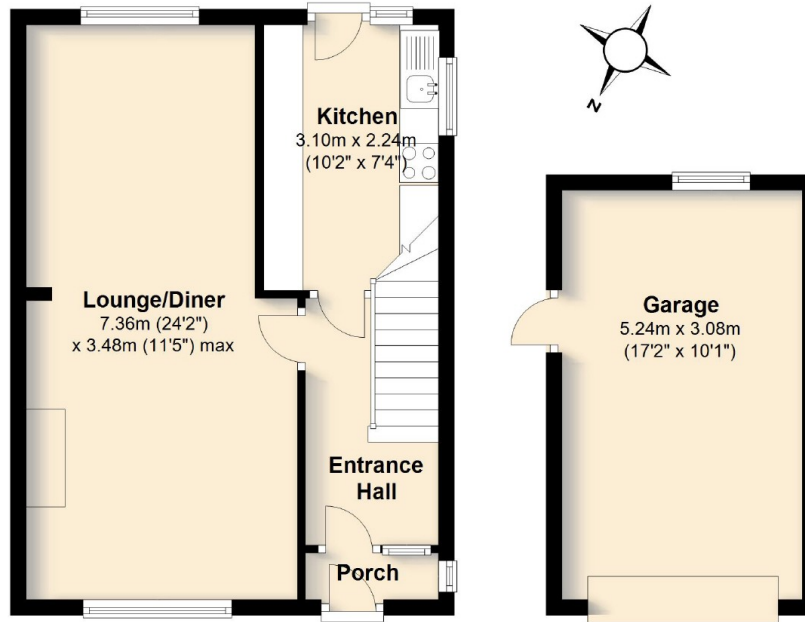
The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating, the less impact it has on the environment.





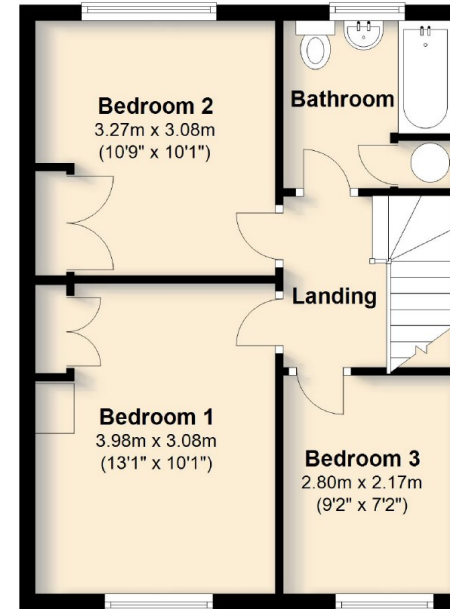
Ground Floor

Approx. 38.8 sq. metres (418.0 sq. feet)



First Floor

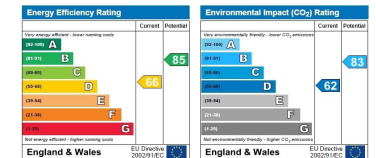
Approx. 39.2 sq. metres (422.4 sq. feet)



Total area: approx. 78.1 sq. metres (840.4 sq. feet)

Not to Scale. For identification purposes only.
Plan produced using PlanUp.

IMPORTANT NOTICE: These particulars are for guidance only. Whilst every effort has been made to ensure the accuracy of the descriptions, plans and measurements, these are not guaranteed and they do not form part of any contract. We have not tested any of the services, equipment or fittings. No persons in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Interested parties should satisfy themselves as to the conditions of any such items considered material to their prospective purchase and may wish to consult an independent advisor. It should not be assumed that any of the articles depicted in these particulars are included in the purchase price. You may download, store and use the material for your own personal use. You may not republish the material in any format without the consent of Bradford & Howley.



**BRADFORD
& HOWLEY**

HARPENDEN | MARSHALSWICK | ST ALBANS

bradfordandhowley.com

[@Bradford_Howley](https://twitter.com/Bradford_Howley)

[BradfordandHowley](https://facebook.com/BradfordandHowley)

5 The Quadrant
Marshalswick
St Albans
Herts
AL4 9RA

marshalswick@bradfordandhowley.com

Call us on
01727 856999