



15 Willowside, St. Albans, AL2 1DP

Guide price £735,000 Freehold



15 Willowside

St. Albans, AL2 1DP

A wonderfully bright and spacious four bedroom detached house located in a quiet close in the popular village of London Colney.

The accommodation begins with a part glazed front door with stairs to the first floor with storage below, access to a convenient W.C. and doors to rooms. The impressive 21ft lounge enjoys a dual aspect with wooden floor and feature fireplace and double doors leading into a comfortable dining area, with wooden floor and window to the front. A door leads through to the generous kitchen/breakfast room with a window overlooking the rear garden and sliding patio doors. There is an extensive range of wall and base units with granite worktops above with recesses for a range cooker, washing machine, dishwasher and fridge freezer. There is also a multi-functional snug/home office.

The first floor landing has a window to the side, a hatch to the loft and doors to rooms including the master bedroom with a range of fitted wardrobes and a door leading into an impressive en-suite with a bath, separate shower cubicle, W.C and wash hand basin. There are three further well proportioned bedrooms, each with built in storage, and a four piece family bathroom suite featuring a bath, separate shower cubicle, basin and W.C.

Externally there's a pleasant garden to the front which is partly laid to lawn with established bushes and a tree, off street parking for two cars leads to a useful carport to the side and detached garage to the rear. The private rear garden benefits from an extensive patio area ideal for entertaining, leading to a lawn with mature bushes to the side and rear.

Willowside is located in a convenient area close to the Colney Fields shopping park including Sainsbury's and Marks & Spencer amongst others, close by are excellent transport links including the M25, M1 & A1(M) and excellent bus routes to St Albans City station where there are fast direct trains to St Pancras International.





ACCOMMODATION

Entrance Hall

Kitchen/Breakfast Room

22'3 x 10'10 (max) (6.78m x 3.30m (max))

Lounge

21'9 x 12'8 (6.63m x 3.86m)

Dining Room

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

Snug

9'10 x 7'9 (3.00m x 2.36m)

W.C.

FIRST FLOOR

Landing

Bedroom

15'3 x 12'8 (4.65m x 3.86m)

En-Suite

Bedroom

11'2 x 10'4 (3.40m x 3.15m)

Bedroom

11'2 x 7'10 (3.40m x 2.39m)

Bedroom

8'11 x 7'2 (2.72m x 2.18m)

Bathroom

OUTSIDE

Front Garden

Rear Garden

Car Port/Storage

Garage

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Floor Plan



Total area: approx. 167.7 sq. metres (1805.2 sq. feet)

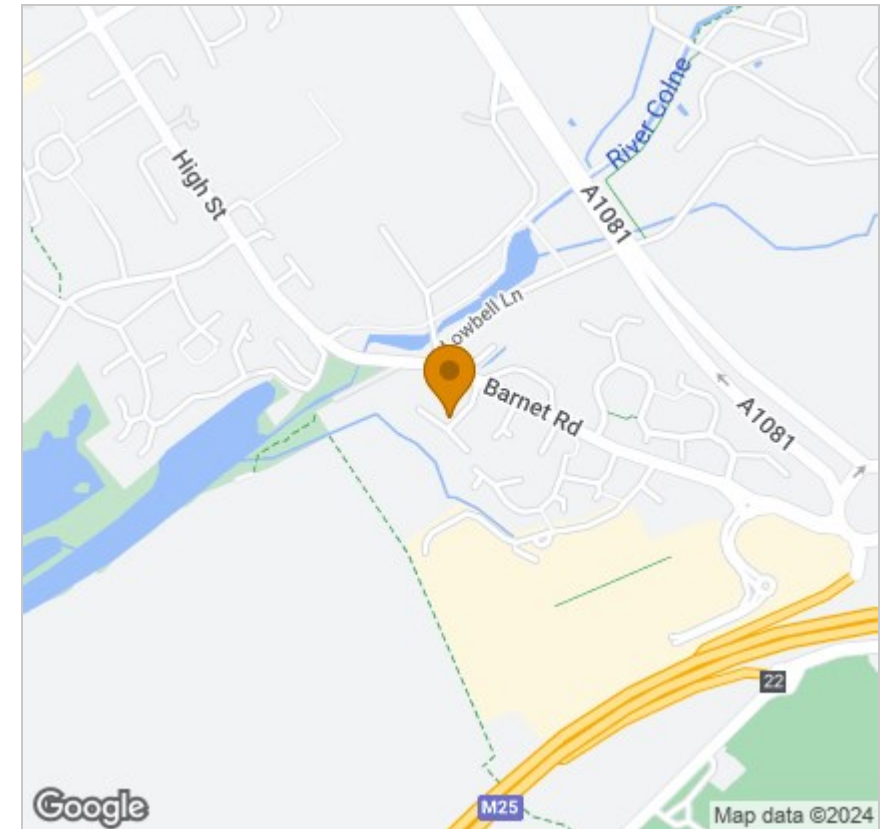
Disclaimer - Floor plan is for marketing purposes only and is to be used as a guide - SKM Studio
Plan produced using PlanUp.

Viewing

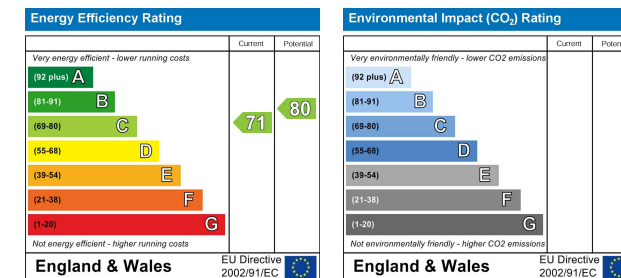
Please contact our Office on 01727 223344 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph



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