



47 Westfields, St. Albans, AL3 4LS

Guide price £975,000 Freehold



47 Westfields

St. Albans, AL3 4LS

An immaculately presented four bedroom detached family home in the desirable St Stephens area with a wonderful south-west facing garden with far reaching views and energy saving solar panels.

The accommodation begins with an entrance porch giving access to a convenient cloakroom/W.C. and door into a welcoming entrance hallway with stairs to the first floor and doors to rooms. The comfortable bay fronted lounge benefits from a log burner with a granite surround and hearth. An extended family/dining room enjoys a dual aspect with sliding patio doors to the garden and a window overlooking the patio and an additional log burner with granite surround and hearth. The impressive kitchen/breakfast room looks out over the rear garden with a further set of French doors leading to the rear. The kitchen offers a range of Shaker style wall and base units with work tops above incorporating a sink with mixer tap, integrated hob with double oven below, integrated dishwasher and recess for American fridge/freezer.

The first floor landing has a hatch to the loft with a pull down ladder, storage cupboard and doors to rooms. The master bedroom has a generous bay window to the front and a range of fitted wardrobes. There are three further well-proportioned bedrooms, two of which have fitted wardrobes and the convenience of a bathroom and separate shower room.

Externally there's a mature frontage with a variety of bushes and a generous block paved driveway leading to a garage with an up and over door and a courtesy door to the rear into the kitchen. The magnificent rear garden provides an extensive two tier patio area, ideal for entertaining leading to a pleasant lawn with a range of well-stocked flower bed borders. To the rear is a wooden workshop and decked patio area.

Westfields is located in the popular St Stephens area of St Albans with highly regarded schools including Prae Wood, Marlborough and St Columba's close by and Verulam Park and Waitrose within a short walk away





ACCOMMODATION

Porch

Cloakroom/W.C.

Lounge

11'9 into bay x 10'6 (3.58m into bay x 3.20m)

Entrance Hall

Family/Dining Room

24'2 (max) x 11'5 (7.37m (max) x 3.48m)

Kitchen/Breakfast Room

19'7 x 18'9 (5.97m x 5.72m)

FIRST FLOOR

Landing

Bedroom 1

11'11 into bay x 10'7 (3.63m into bay x 3.23m)

Bedroom 2

11'6 x 10'3 (3.51m x 3.12m)

Bedroom 3

9'8 x 6'5 (2.95m x 1.96m)

Bedroom 4

10'8 x 6'6 (3.25m x 1.98m)

Bathroom

Shower Room

OUTSIDE

Frontage

Rear Garden

80 (24.38m)

Garage

15 x 8'7 (4.57m x 2.62m)



Floor Plan



TOTAL AREA EXCLUDES GARAGE (11.95SQ M / 128.6SQ FT)

TOTAL FLOOR AREA : 1278 sq.ft. (118.7 sq.m.) approx.

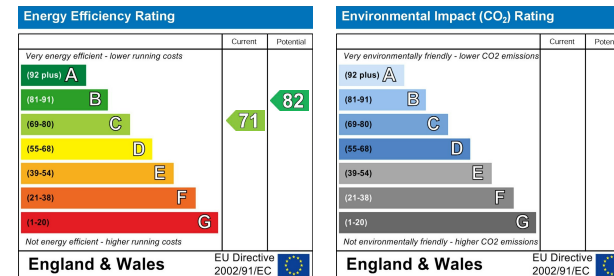
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Area Map



Energy Efficiency Graph



Viewing

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