



41 Westfields, St. Albans, AL3 4LR

Guide price £1,650,000 Freehold





## 41 Westfields

St. Albans, AL3 4LR

A beautifully presented and exceptionally spacious five double bedroom detached home, built circa 2014, and located in the highly sought-after St Stephens area of St Albans. This impressive property offers generous living space, a stunning southwest-facing garden, and a superb garden room—ideal for modern family living and entertaining.

At the heart of the home is a 29-foot kitchen/dining/family room with a part-vaulted ceiling, quality fitted kitchen, and log burner. Two sets of bi-folding doors open to the garden, creating a wonderful indoor-outdoor flow. A separate utility room offers added practicality, and the bay-fronted lounge provides a cosy retreat.

The ground floor also features a welcoming entrance hall and a cloakroom/WC. Upstairs, the first floor offers four spacious double bedrooms, including two with en suite bathrooms, and a stylish family bathroom. The second floor is home to the principal bedroom with fitted wardrobes, a luxurious four-piece en suite, and eaves storage.

Outside, a generous driveway leads to a garage with side access to the rear. The southwest-facing garden features an extensive patio, a well-maintained lawn, and a variety of plants and mature trees. At the rear is a fantastic garden room with bi-folding doors, power, lighting, and internet—perfect as a home office, gym, or studio.

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

Entrance Hall

Cloakroom W.C.

Lounge

16'5 x 12'8 (5.00m x 3.86m)

Kitchen/Dining/Family Room

29'11 x 19'3 max (9.12m x 5.87m max)

Utility Room

12'8 x 6'6 (3.86m x 1.98m)

Integral Garage

17'6 x 8'8 (5.33m x 2.64m)

## FIRST FLOOR

Landing

Bedroom 2

17'10 x 11 (5.44m x 3.35m)

Walk-in Wardrobe

En-Suite

Bedroom 3

13'2 x 12'8 (4.01m x 3.86m)

Bedroom 4

14 x 10 max (4.27m x 3.05m max)

Bedroom 5

10'5 x 10'3 (3.18m x 3.12m)

Family Bathroom

## SECOND FLOOR

Principle Bedroom

23'3 x 19'3 max (7.09m x 5.87m max)

En-Suite

## OUTSIDE

Frontage/Driveway

South Facing Rear Garden

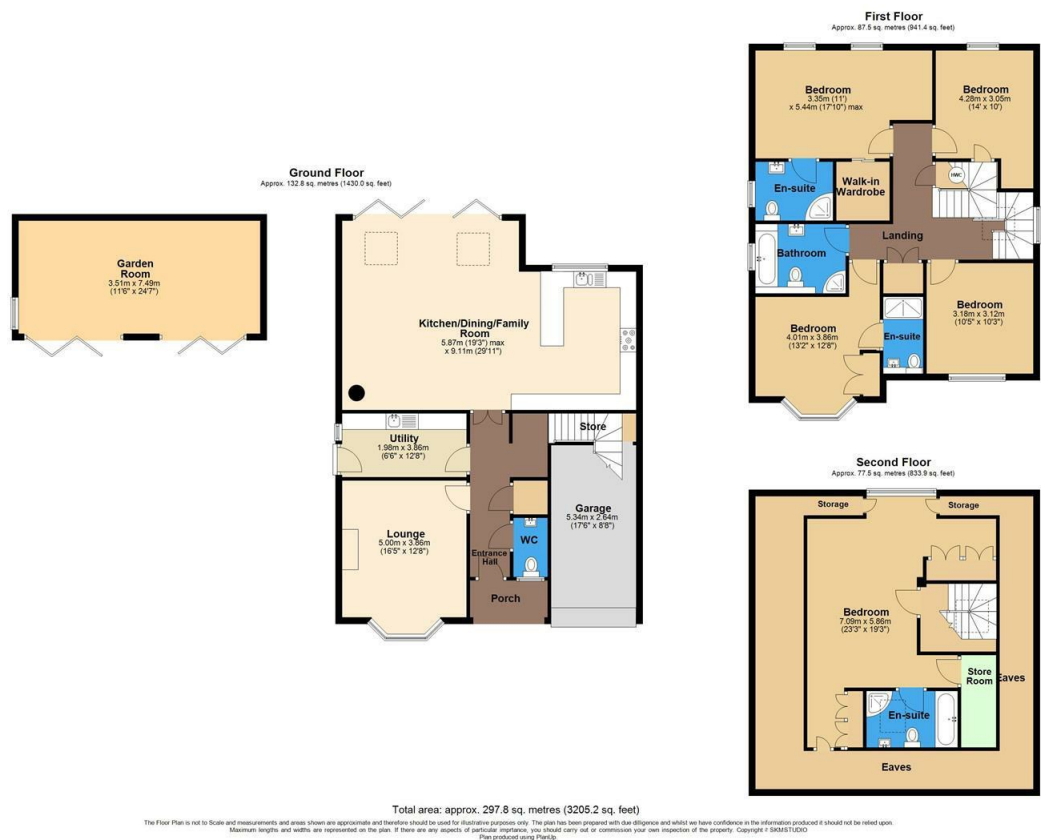
Garden Room

24'7 x 11'6 (7.49m x 3.51m)





Floor Plan



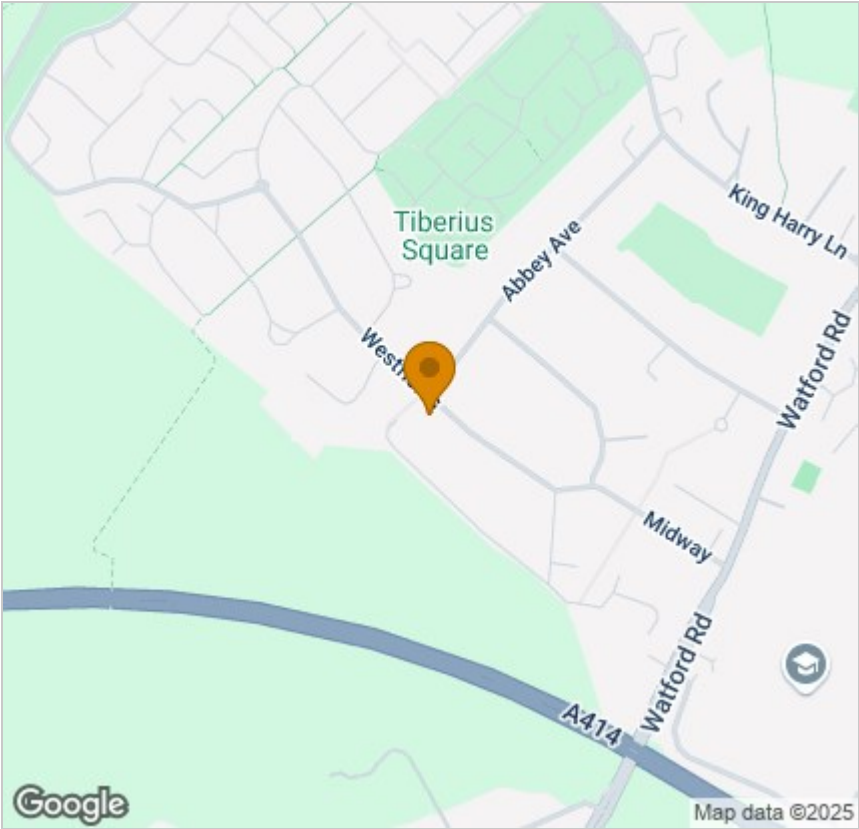
Viewing

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

