

## 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

# Ground Floor Aggres. 1328 at meres (1430 sq. feet) Garden Room 3.50 (1979 max x 2.1 m c29 11) Kitchen/Dining/Family Selfon (1979 max x 2.1 m c29 11) Lounge Som 3.35m ((97 x 129) Lounge Som 3.35m ((97 x 129) Floor Floor Garage Sam x 2 dm ((197 x 89)

# First Floor Approx 67 S sq. mores (814.4sq. feet) Bedroom 3.50n (17) max 4.20n 3.30m (14.4 SQ) Bedroom 4.70n 3.50m (192 x 1927) 4.70n 3.50m (192 x 1927) 4.70n 3.50m



Total area: approx. 297.8 sq. metres (3205.2 sq. feet)

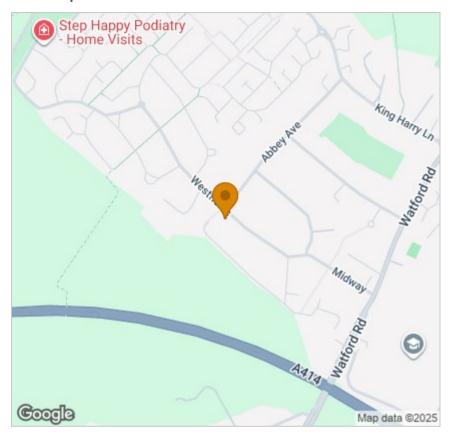
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Maximum lengths and waiths are impressed on the plan. If there are any approximation is produced any office and produces you are manifested in a processor of the property Copyright ESMISTLOD.

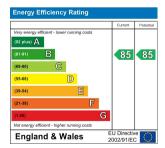
# **Viewing**

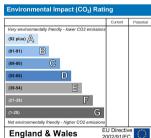
Please contact our Office on 01727 223344 if you wish to arrange a viewing appointment for this property or require further information.

## Area Map



# **Energy Efficiency Graph**





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