



73 Woodland Drive, St. Albans, AL4 0EN

Guide price £1,150,000 Freehold



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St. Albans, AL4 0EN

Located on a quiet tree-lined road, this beautifully extended 1930s semi-detached house is just a short walk from the highly regarded Beaumont Secondary School and Oakwood and Fleetville Primary Schools. Boasting a substantial two-storey rear extension, the property offers spacious and versatile accommodation, complemented by a magnificent 100ft west-facing rear garden.

The home is entered via a part-glazed front door into a welcoming entrance hall, featuring stairs to the first floor, a cloakroom/WC, internal access to the garage, and doors to the main reception rooms. At the front, the bay-fronted lounge features a fireplace with an inset log burner. To the rear, the extended dining/family room is a standout space, enhanced by a part-vaulted ceiling with roof light and double doors opening onto the garden—ideal for modern family living and entertaining. The stylish kitchen/breakfast room offers a contemporary range of units with quality worktops, space for a range cooker, integrated appliances, and access to a practical utility room.

Upstairs, the landing features a charming original-style window and a built-in storage cupboard. The principal bedroom enjoys views over the rear garden and benefits from a modern en-suite wet room with walk-in shower, basin, and WC. Three further well-proportioned bedrooms are served by a high-quality four-piece family bathroom, including a bath, separate shower, basin, and WC.

To the front, a block-paved driveway provides ample off-street parking and leads to an attached garage with front double doors and a courtesy door to the rear. The 100ft west-facing rear garden features an expansive patio dining area for outdoor dining and relaxation, leading to a generous lawn bordered by mature plants, trees, and shrubs.

Woodland Drive offers a peaceful setting with excellent access to local amenities, including The Quadrant and Fleetville shopping parades.





ACCOMMODATION

Entrance Hall

Lounge

12' x 11'11 (3.66m x 3.63m)

Dining Room

13'6 x 10'7 (4.11m x 3.23m)

Family Room

16'10 x 10'7 (5.13m x 3.23m)

Kitchen/Breakfast Room

16'4 x 11'5 (4.98m x 3.48m)

Utility Room

Cloakroom W/C

FIRST FLOOR

Bedroom 1

10'6 x 14'4 (3.20m x 4.37m)

Ensuite

Bedroom 2

12'5 x 12' (3.78m x 3.66m)

Bedroom 3

9'7 x 8'10 (2.92m x 2.69m)

Bedroom 4

7' x 8'10 (2.13m x 2.69m)

Family Bathroom

OUTSIDE

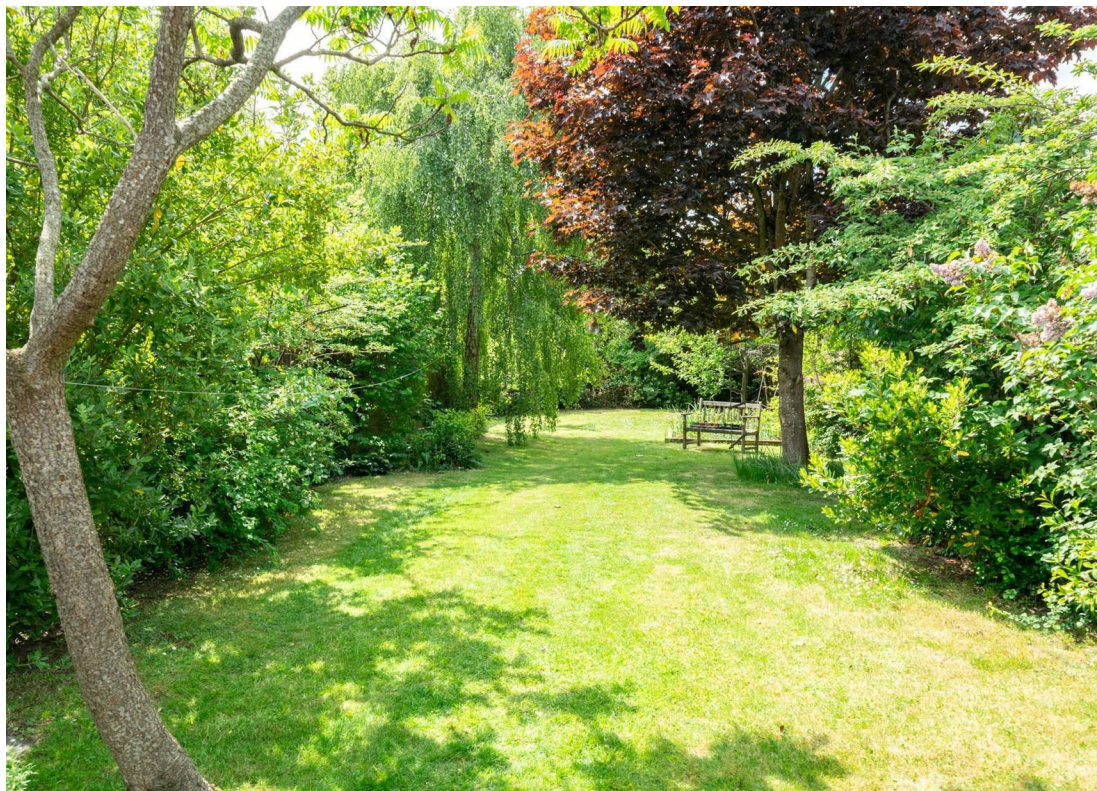
Garage

19'9 x 8'2 (6.02m x 2.49m)

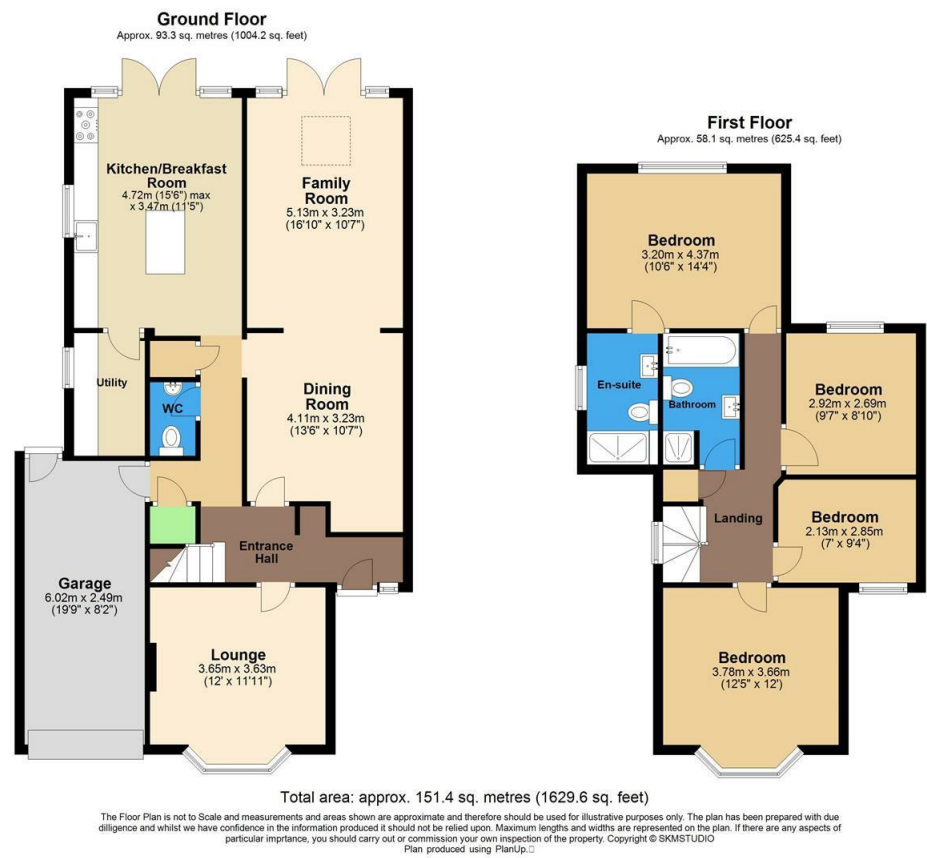
Paved Front Driveway

Rear Garden

100 (30.48m)



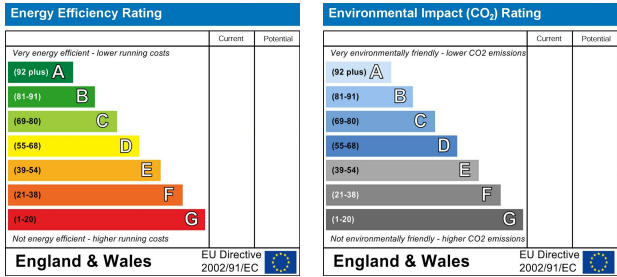
Floor Plan



Area Map



Energy Efficiency Graph



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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