



Woollam Crescent, St Albans



**Guide price £800,000**

- Five/Six Bedroom
- Semi Detached House
- Larger Than Average Garden
- Popular Location
- Close to Schools
- Driveway



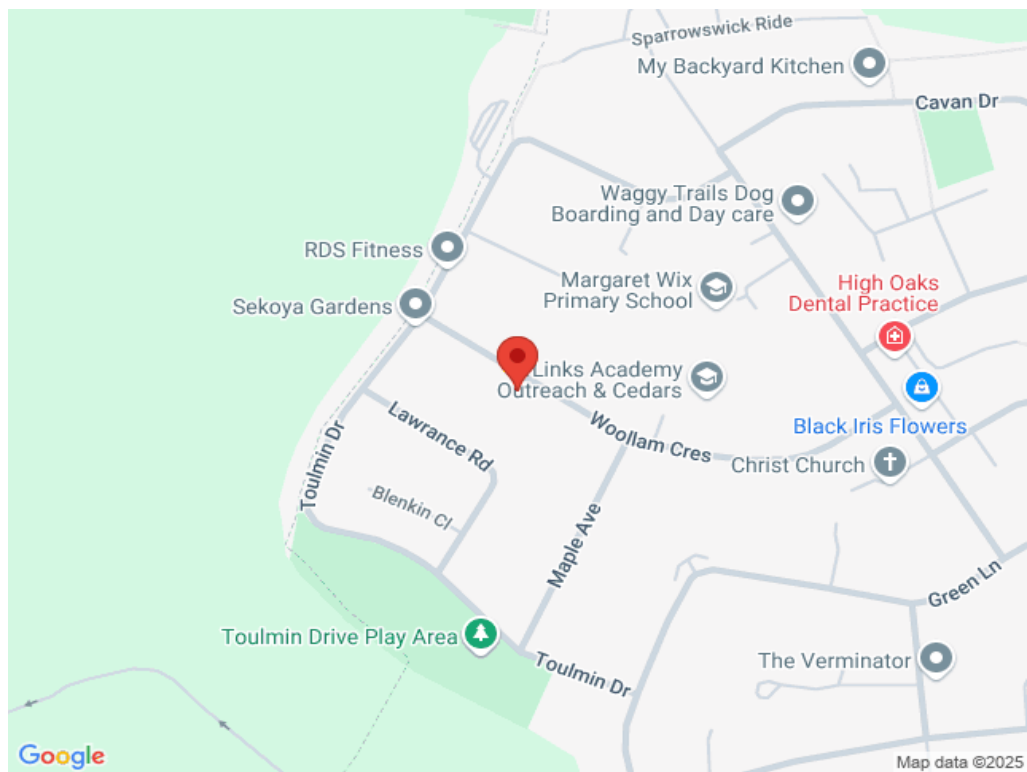


This five/six bedroom semi detached family home is well presented throughout and offers versatile family accommodation.

The accommodation comprises an entrance hall, kitchen opens to a dining/family area with doors onto the garden, utility room, cloakroom, lounge, office/ bedroom six and shower room en-suite. On the first floor there are three bedrooms and a modern bathroom and stairs to two additional bedroom and shower room. Externally there is a driveway providing off street parking for several cars and a larger than average rear garden with covered sitting area and storage sheds.

The property is situated in an area popular with families to the north of St. Albans city centre. It is a short walk from St. Albans Girls School and Hawkswick Lodge as well as wonderful open spaces, local shops and Batchwood Golf.



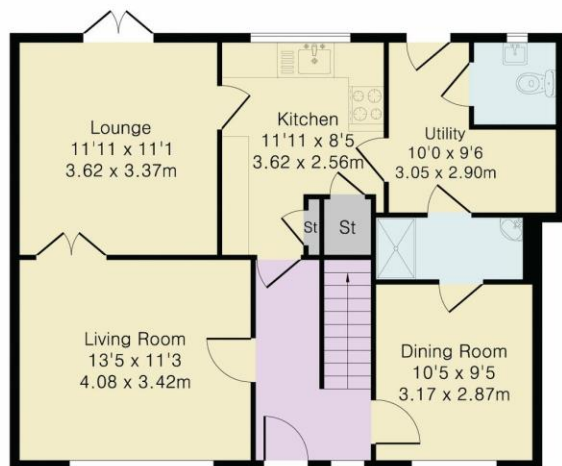


## Approximate Gross Internal Area 1434 sq ft - 133 sq m

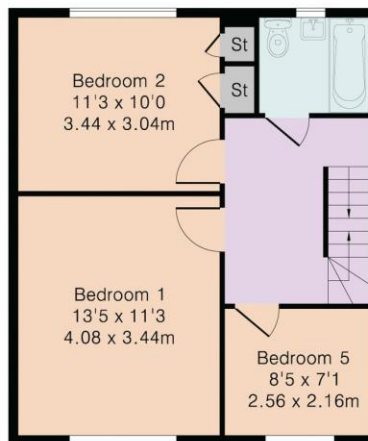
Ground Floor Area 682 sq ft – 63 sq m

First Floor Area 459 sq ft – 43 sq m

Second Floor 293 sq ft – 27 sq m



Ground Floor



First Floor



Second Floor



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Disclosure: These details are intended to give a fair description only and their accuracy cannot be guaranteed nor are any floor plans (if included) exactly to scale. These details do not constitute part of any offer or contract and are not to be relied upon as statements of representation or fact. Intended purchasers are advised to recheck all measurements before committing to any expense and to verify the legal title of the property from their legal representative. Any contents shown in the images contained within these particulars will not be included in the sale unless otherwise stated or following individual negotiations with the vendor. Northwood have not tested any apparatus, equipment, fixtures, or services so cannot confirm that they are in working order and the property is sold on this basis



Northwood St Albans

01727734550

stalbands@northwooduk.com

