



HEARTWOOD  
HOMES



# Woodfield Way, St. Albans, AL4 9RY

£900,000

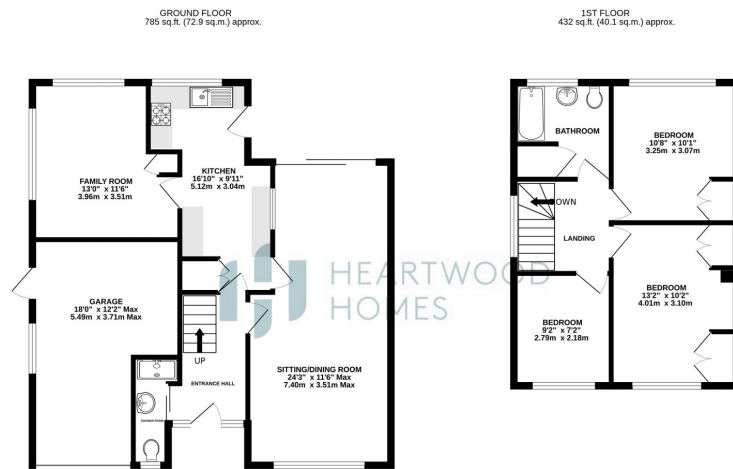
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A fantastic Nash built semi-detached family home, set in the desirable Marshalswick area of St Albans and falling in the priority area for highly sought after primary and secondary schooling. The property is also ideally located only a short walk from a wide variety of shops, eateries and coffee shops at the Quadrant and close to beautiful countryside walks at Jersey Farm Woodland Park. More comprehensive amenities including the mainline station, can be found in the historic St Albans City Centre only a short distance away. This wonderful home has already been extended, yet still offers a huge amount of potential to extend further, subject to the relevant permissions. You start in a well sized entrance hall with a ground floor shower room on the left. To the right is a bright and spacious living/ dining room opening to the garden. To the rear of the property there is a kitchen/breakfast with direct access to the garden. Furthermore, there is a versatile family room/home office and a garage. To the first floor there are three well-proportioned bedrooms and a bathroom. Externally you have a front garden which has hard-standing providing ample off-street parking. To the rear of the property is a great size and well groomed, enclosed rear garden. This fantastic home is unlikely to be on the market for long so please book your viewing now. EPC Grade Awaited.







**TOTAL FLOOR AREA:** 1218 sq.ft. (113.0 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 given items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should not 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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- Chain free
- Off street parking
- Two reception rooms
- A must view
- Potential for extension subject to planning permission
- Sought after local schools
- Close to great countryside
- EPC grade C

