



Connells

Wynches Farm Drive
St. Albans



Property Description

This double fronted four bedroom detached family home comprises on the ground floor of an entrance hall with cloakroom, dual aspect lounge with bay window to the front and doors to the garden, kitchen with door to the garden and separate dining room with bay window to the front and then on the first floor there are four double bedrooms, all with built in wardrobes, an en suite to the master bedroom and a family bathroom. Externally there is a good sized west facing rear garden with gated side access, driveway parking for several cars and a single garage.

Wynches Farm Drive is located in a highly sought after cul de sac location on the east side of St Albans close by to local amenities, well-regarded schools and less than two miles to St Albans town centre which provides an excellent selection of shopping and leisure facilities along with a mainline railway station to London St Pancras.

and base units, work surface, sink and drainer, tiled splash back, Bosch integrated dishwasher, split Nest double electric oven, induction hob and cooker hood, space for washing machine/dryer, tiled flooring.

Dining Room

10' 5" x 9' 2" (3.17m x 2.79m)
Bay window to the front, coving to the ceiling, radiator and carpet.

Landing

Coving to the ceiling, radiator and carpet.

Bedroom One

11' 8" x 10' 7" (3.56m x 3.23m)
Window to the front, fitted wardrobes, coving to the ceiling, radiator and carpet.

En Suite

Three piece suite comprising of wc, wash hand basin and shower, coving to the ceiling, radiator and carpet.

Entrance Hall

Coving to the ceiling, radiator and carpet.

Cloakroom

WC and wash hand basin, extractor fan, radiator and lino flooring.

Lounge

21' 6" x 11' 6" (6.55m x 3.51m)
Bay window to the front and double doors to the rear, coving to the ceiling, radiator and carpet.

Kitchen

15' 9" x 10' 5" (4.80m x 3.17m)
Window and single door to the rear, coving to the ceiling, fitted kitchen with an array of wall

Bedroom Two

10' 2" x 10' 1" (3.07m x 3.07m)
Window to the front, fitted wardrobes, coving to the ceiling, radiator and carpet.

Bedroom Three

10' 1" x 9' 1" (3.07m x 2.77m)
Window to the rear, fitted wardrobes, coving to the ceiling, radiator and carpet.

Bedroom Four

10' 11" x 8' 4" (3.33m x 2.54m)
Window to the rear, fitted wardrobes, coving to the ceiling, radiator and carpet.

Bathroom

Window to the rear, three piece suite comprising of wc, wash hand basin and bath with hand shower, coving to the ceiling, radiator and carpet.

Front Garden

Laid to lawn with a garden path leading to the front door.

Rear Garden

Laid to law with fences to the borders and gated side access.

Driveway

Parking for several cars.

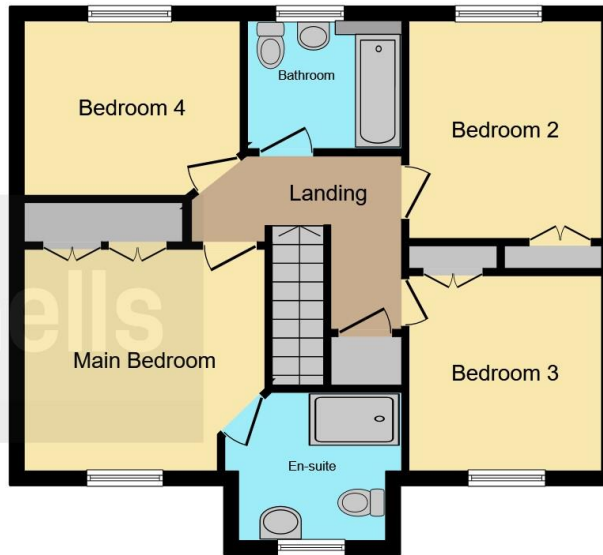
Garage

Adjoining shed/workspace with power and light, up and over door to front.





Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Tenure: Freehold



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Property Ref: MWK305647 - 0007