



**Connells**

Woodfield Way  
St. Albans



Woodfield Way  
St. Albans AL4 9RX

for sale guide price  
**£900,000**



### Property Description

Situated in the highly sought after Marshalswick area of St Albans, this chain free five-bedroom semi-detached family home offers generous living space and fantastic potential to extend (STPP), making it a superb opportunity for growing families or those looking to put their own stamp on a property.

The ground floor welcomes you with a bright and spacious dual-aspect living/dining room, ideal for both relaxed family living and entertaining. The well-appointed kitchen includes a breakfast bar and convenient rear access to the garden, while a downstairs WC completes the ground floor accommodation. Upstairs, you'll find five well-proportioned bedrooms, a modern family bathroom, and an additional separate shower room, offering ample flexibility for busy households. Outside, the property boasts a private rear garden that is not overlooked, creating a peaceful and secure outdoor space for children to play or for enjoying summer evenings. Further benefits include a sizeable garage and off-road parking for two vehicles.

Woodfield Way is in a prime location in Marshalswick in St Albans, just a five-minute walk from the highly regarded Sandringham School and close by to The Quadrant shopping centre. St Albans City Centre is less than two miles away and provides an excellent selection of shopping and leisure facilities along with a mainline railway station to London St Pancras.

Don't miss the opportunity to view - contact us today to arrange a viewing.

## Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

### Hallway

15' 6" x 5' 7" ( 4.72m x 1.70m )

### Lounge

26' 1" max x 12' 7" max ( 7.95m max x 3.84m max )

### Kitchen

9' 6" max x 20' 1" max ( 2.90m max x 6.12m max )

### Bedroom One

12' 7" x 11' 4" ( 3.84m x 3.45m )

### Bedroom Two

10' 2" x 10' 4" max ( 3.10m x 3.15m max )

### Bedroom Three

12' 7" max x 11' 4" ( 3.84m max x 3.45m )

### Bedroom Four

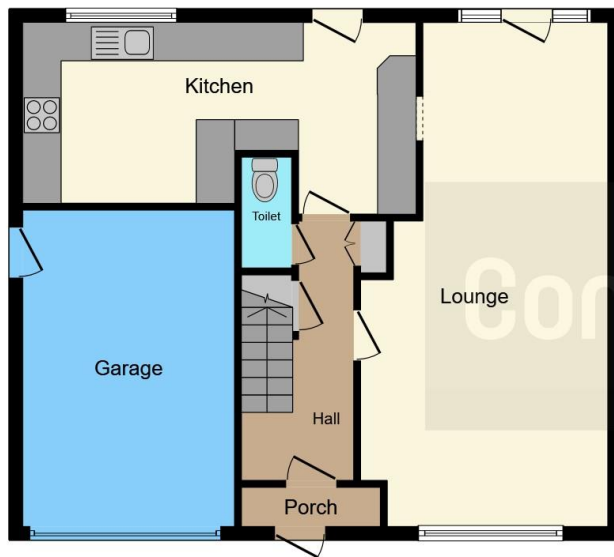
5' 5" x 10' 8" ( 1.65m x 3.25m )

### Bedroom Five

9' x 7' 6" ( 2.74m x 2.29m )







**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](http://www.focalagent.com)

To view this property please contact Connells on

**T 01727 851 100**  
**E [marshalswick@connells.co.uk](mailto:marshalswick@connells.co.uk)**

5 Wycombe Place The Quadrant Marshalswick  
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EPC Rating: C Council Tax  
 Band: F

**view this property online [connells.co.uk/Property/MWK306106](http://connells.co.uk/Property/MWK306106)**



Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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