



## Woodstock Road North

St. Albans, AL1 4QB

Built to an exacting standard, this is a stunning newly completed family home of circa 2,700 sq ft, to include a large open plan Kitchen / Living / Dining Room. The 70ft garden has a westerly aspect. Ideally located for schooling, close to Clarence Park and within walking distance of the station. \*CHAIN FREE\*

**Guide price £2,200,000**

# Woodstock Road North

St. Albans, AL1 4QB



- Newly built by Gable Construction
- Open plan Kitchen / Dining / Family Room
- Garage & off-street parking
- Arranged over three floors
- Well proportioned rooms
- Ideally located for schooling
- Circa 2,700 sq ft
- Garden 70ft, westerly aspect
- Short walk to station & Clarence Park

## Entrance Hall

## Living Room

19'9" x 11'11" (6.04 x 3.65)

## Kitchen / Dining / Family Room

26'3" x 25'4" (8.01 x 7.73)

## Study

11'1" x 6'2" (3.39 x 1.90)

## Utility Room

7'10" x 7'8" (2.40 x 2.35)

## Cloakroom

6'2" x 5'1" (1.90 x 1.55)

## Bedroom One

15'4" x 11'11" (4.69 x 3.65)

## Walk in Wardrobe

## En-suite Shower Room

9'8" x 9'6" (2.96 x 2.92)

## Bedroom Three

15'8" x 14'9" (4.78 x 4.57)

## Bedroom Four

15'8" x 9'6" (4.78 x 2.90)

## En-suite Shower Room

## Bedroom Five

11'7" x 10'4" (3.54 x 3.16)

## Family Bathroom

11'6" x 7'8" (3.51 x 2.36)

## Bedroom Two

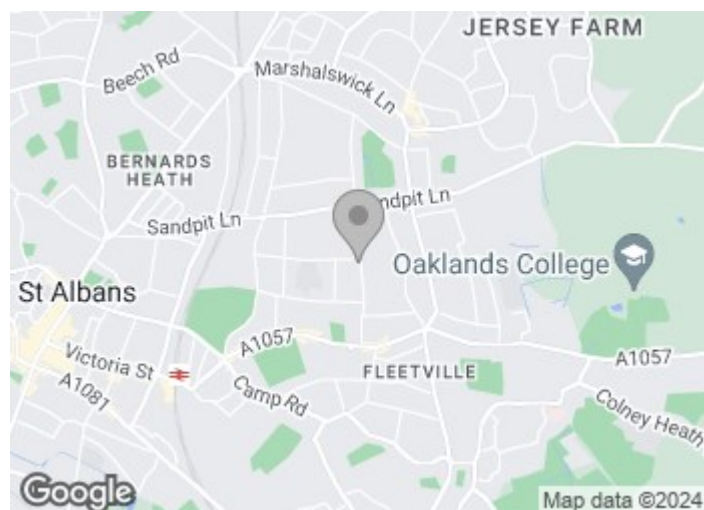
16'0" x 10'9" (4.88 x 3.28)

## En-suite Shower Room

8'4" x 7'3" (2.55 x 2.23)

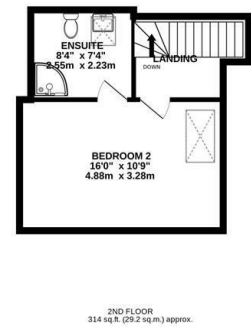
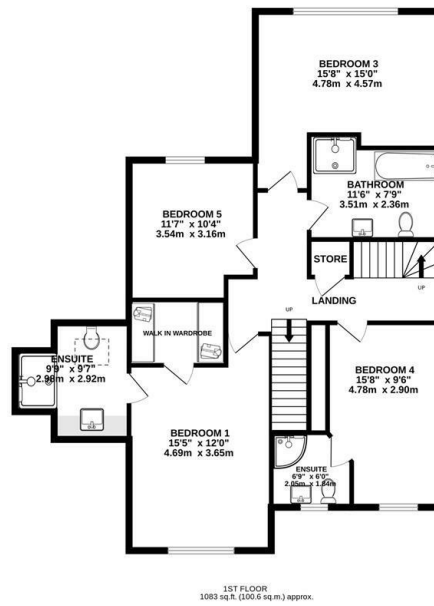
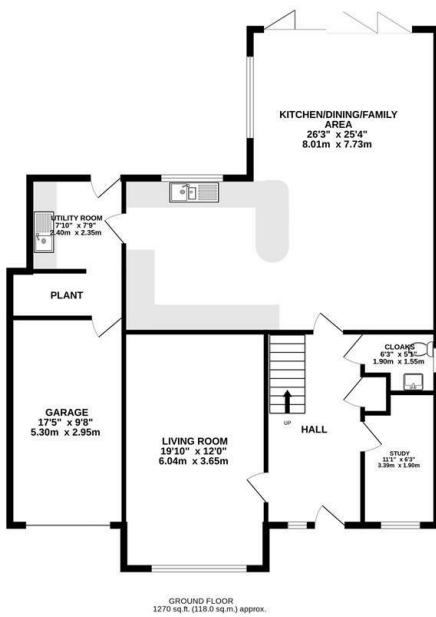
## Integral Garage

17'4" x 9'8" (5.30 x 2.95)





# Floor Plan



TOTAL FLOOR AREA : 2667 sq.ft. (247.8 sq.m.) approx.

This floor plan is for illustrative purposes only. The measurement and position of each element is approximate and must be viewed as such

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	EU Directive 2002/91/EC	