



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 £2,000,000

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- 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

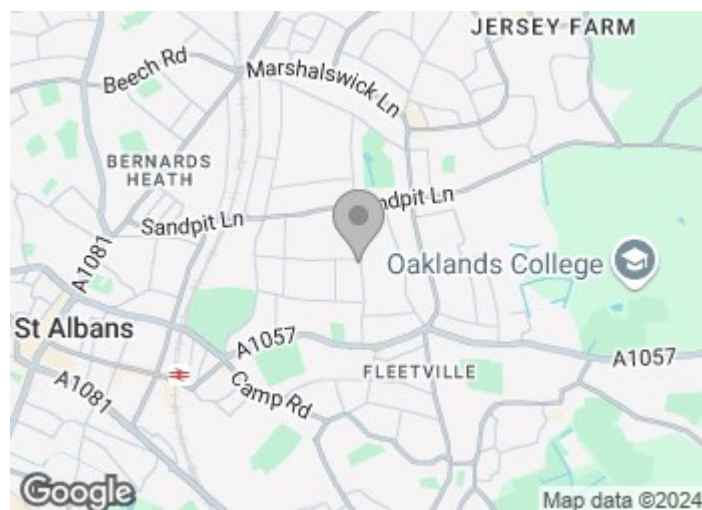
16'0" x 10'9" (4.88 x 3.28)

En-suite Shower Room

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

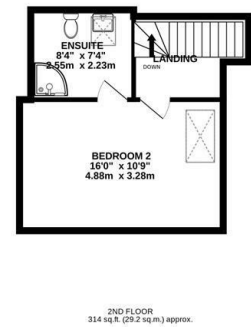
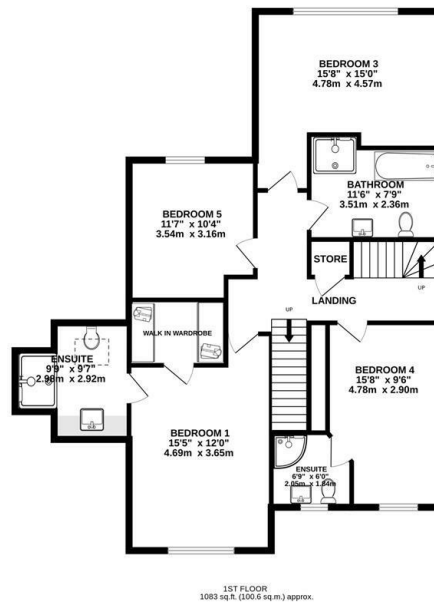
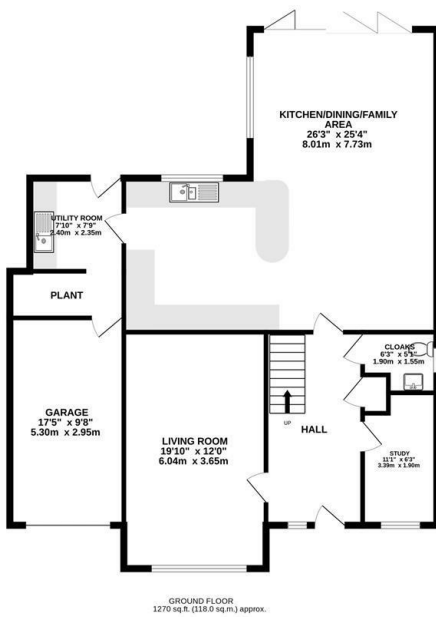
Integral Garage

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

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