



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*
NB: The photographs are of next door, number 29a, which is a mirror image.

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" (6.04m x 3.65m)

Kitchen / Dining / Family Room

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

Utility Room

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

Study

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

Cloakroom

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

Bedroom One

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

Walk in Wardrobe

En-suite Shower Room

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

Bedroom Three

15'8" x 14'11" (4.78m x 4.57m)

Bedroom Four

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

En-suite Shower

Bedroom Five

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

Family Bathroom

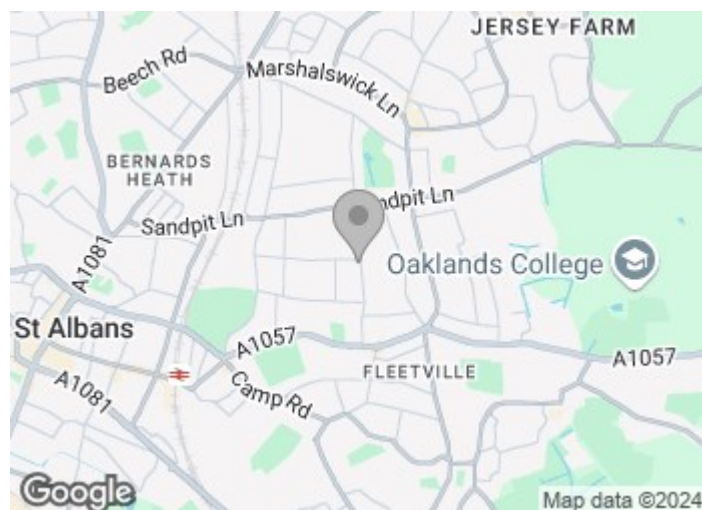
11'6" x 7'8" (3.51m x 2.36m)

Bedroom Two

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

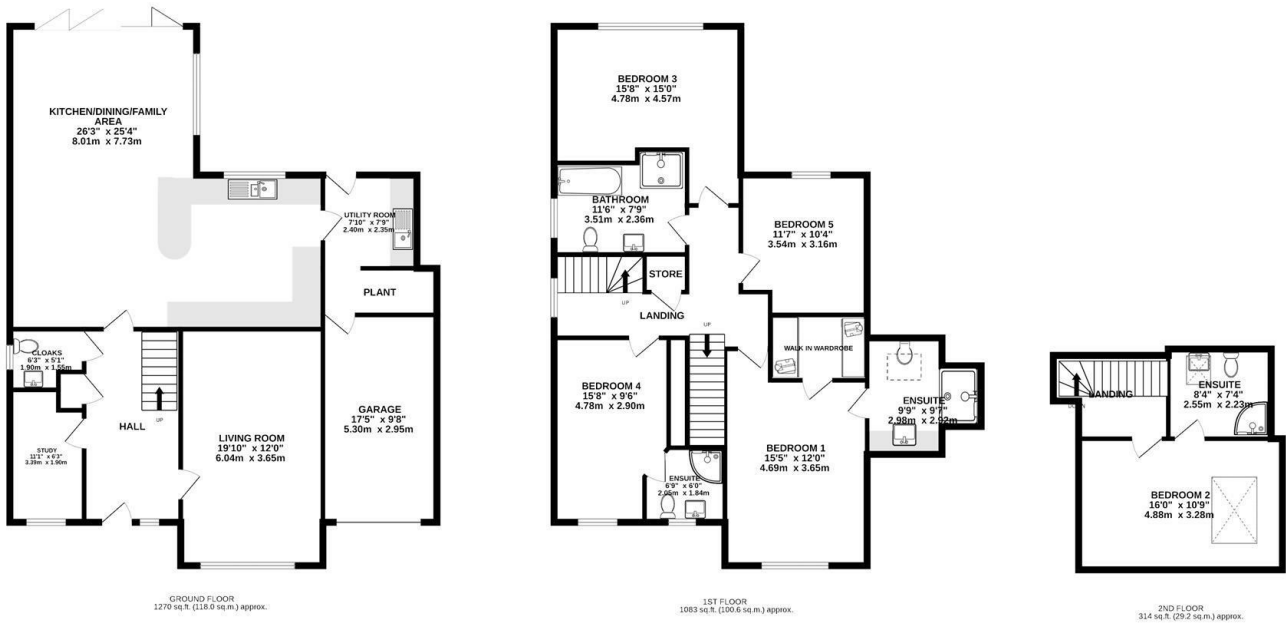
En-suite Shower

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





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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