



75 Woodland Drive, St. Albans, AL4 0EN

Guide price £950,000 Freehold



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St. Albans, AL4 0EN

An attractive 1930s-style, halls-adjoining semi-detached house in a highly desirable residential area close to Beaumont secondary school. Offered with no onward chain, the property has been extended to the rear on the ground floor. The sellers have secured planning permission for a side and full-width rear extension to create a four-bedroom house (planning reference 5/2025/0515).

An entrance porch opens into the hallway, with built-in storage and stairs to the first floor. The bright, extended lounge features a fireplace and French doors opening onto the rear garden. There is a bay-fronted dining room and an extended kitchen/breakfast room fitted with light-coloured wall and base units and spaces for appliances. A dual-aspect study/guest bedroom, downstairs shower room with W.C. and internal access to the garage complete the ground floor.

A turning staircase leads to the first-floor landing. The principal bedroom has an attractive front-facing bay window, while a second double bedroom overlooks the rear garden. There is also a well-proportioned third bedroom. The family bathroom includes a bath with shower over and screen, washbasin and heated towel rail, complemented by a separate W.C. with a side window.

Outside, the low-maintenance frontage includes a block-paved driveway providing off-street parking. To the rear, the delightful west-facing garden extends to approximately 100ft, with a varied selection of flowers, shrubs and trees.

Woodland Drive is a quiet, tree-lined road conveniently placed for Beaumont secondary school and Oakwood and Fleetville primary schools. Local shops are nearby, with a wider range of shops, services and places to eat in Fleetville and The Quadrant, including an M&S Foodhall.





ACCOMMODATION

Porch

Entrance Hall

Kitchen

21'10 x 14'5 (6.65m x 4.39m)

Lounge

23'7 x 10'7 (7.19m x 3.23m)

Dining Room

12'0 x 11'11 (3.66m x 3.63m)

Garden Room

11'5 x 8'0 (3.48m x 2.44m)

FIRST FLOOR

Landing

Bedroom

12'5 x 12'0 (3.78m x 3.66m)

Bedroom

11'9 x 10'1 (3.58m x 3.07m)

Bedroom

9'4 x 7'0 (2.84m x 2.13m)

Bathroom

W.C.

OUTSIDE

Frontage

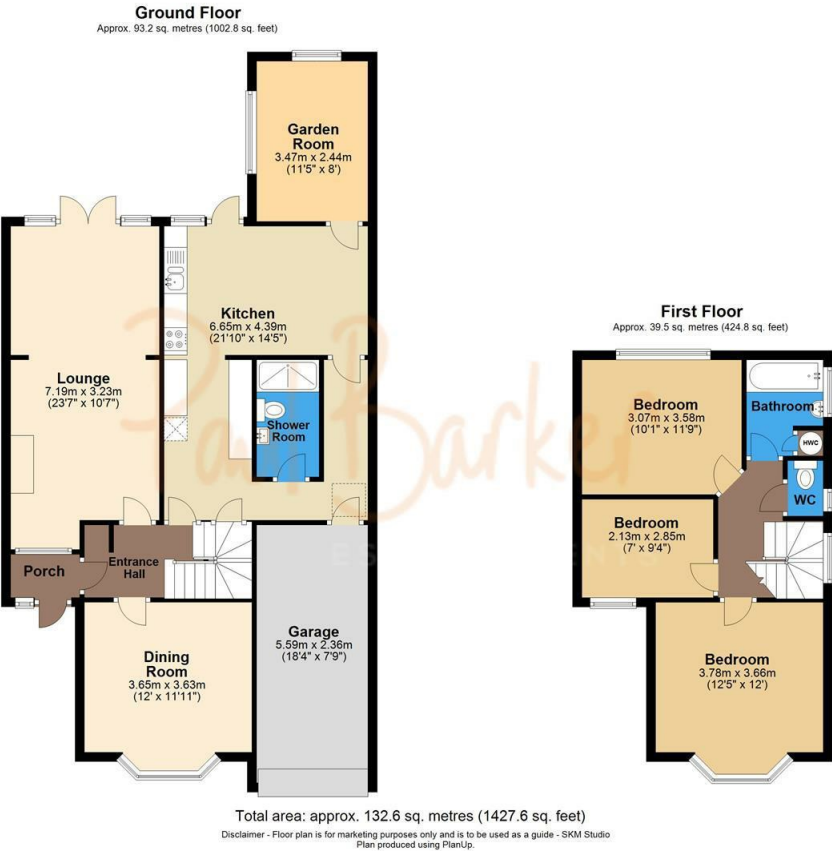
Rear Garden

Garage

18'4 x 7'9 (5.59m x 2.36m)



Floor Plan

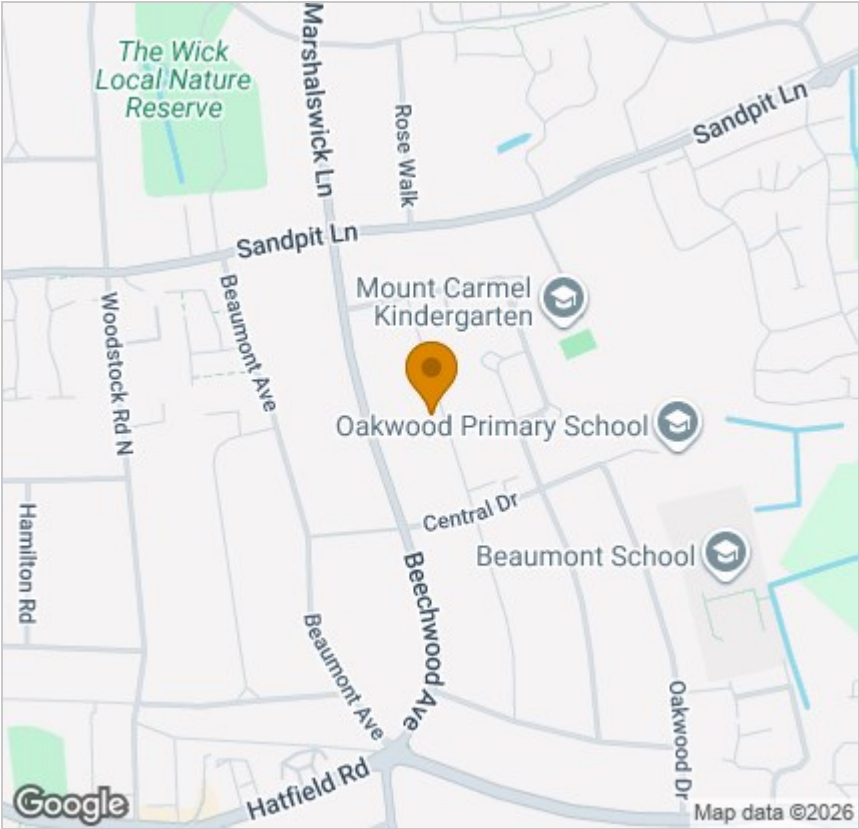


Viewing

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Area Map



Energy Efficiency Graph

