



40 Wilstone Drive, St. Albans, AL4 9TT

Guide price £475,000 Freehold



Paul Barker
ESTATE AGENTS

40 Wilstone Drive

St. Albans, AL4 9TT

An attractive two double bedroom house situated in a popular close within the Jersey Farm area of St Albans. The property has been thoughtfully extended to the rear and is offered with the benefit of no onward chain.

A part-glazed front door with a window to the side opens into a welcoming entrance hall with a turning staircase to the first floor and a door leading to the spacious lounge, which features a window to the front. An archway leads through to the extended dining room, which has double doors opening onto a private rear garden. The modern, extended kitchen is fitted with an extensive range of wall and base units, with windows to the side and rear and a door providing access to the garden. It includes a mix of integrated and freestanding appliances.

Upstairs, the first floor landing houses a cupboard containing the gas boiler and provides access to all rooms. The principal bedroom overlooks the rear garden, while the second double bedroom features a range of fitted wardrobes and a chest of drawers. The modern shower room includes a shower cubicle, a basin with storage beneath, and a WC.

Outside, the rear garden offers a patio area ideal for entertaining, a lawn, a wooden storage shed, and a side gate providing pedestrian access to the front. The property also benefits from an allocated parking space to the rear.

Wilstone Drive is located in the popular Jersey Farm area of St Albans, close to a parade of local shops, a doctor's surgery, well-regarded primary and secondary schools, and open parkland.





ACCOMMODATION

Entrance Hall

Lounge

16'11 x 10'6 (5.16m x 3.20m)

Dining Room

9'1 x 10'6 (2.77m x 3.20m)

Kitchen

19'2 x 6'9 (5.84m x 2.06m)

FIRST FLOOR

Landing

Bedroom 1

9'1 x 12' (2.77m x 3.66m)

Bedroom 2

8'1 x 12'2 (2.46m x 3.71m)

Shower Room

OUTSIDE

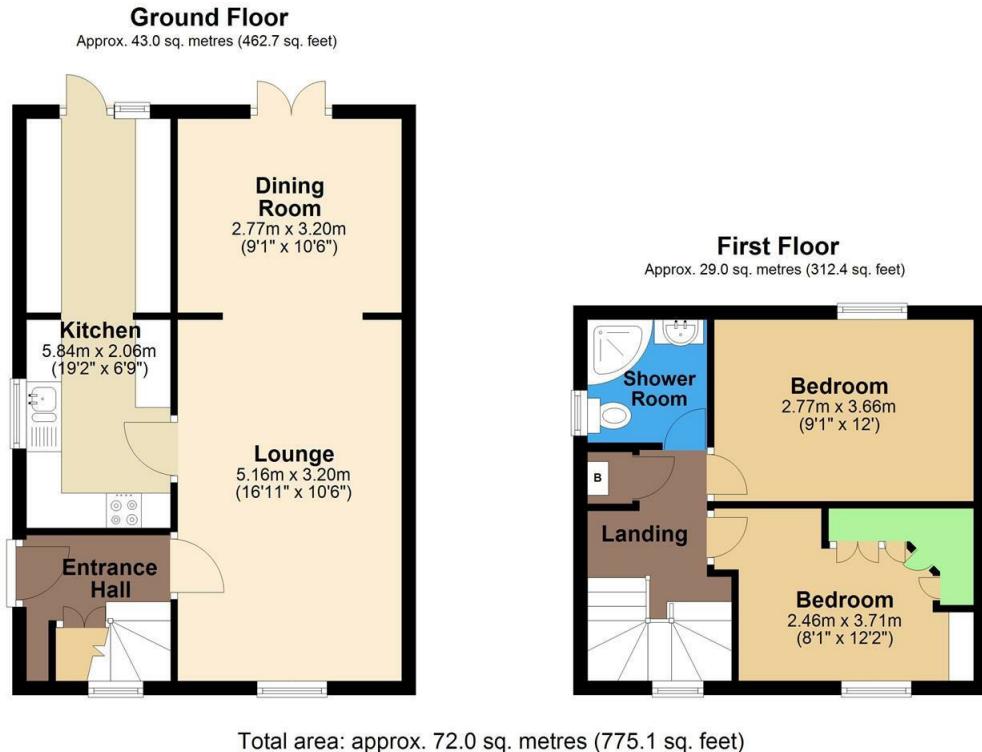
Front Garden

Rear Garden

Off Street Parking



Floor Plan



The Floor Plan is not to Scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared with due diligence and whilst we have confidence in the information produced it should not be relied upon. Maximum lengths and widths are represented on the plan. If there are any aspects of particular importance, you should carry out or commission your own inspection of the property. Copyright © SKMSTUDIO
Plan produced using PlanUp.□

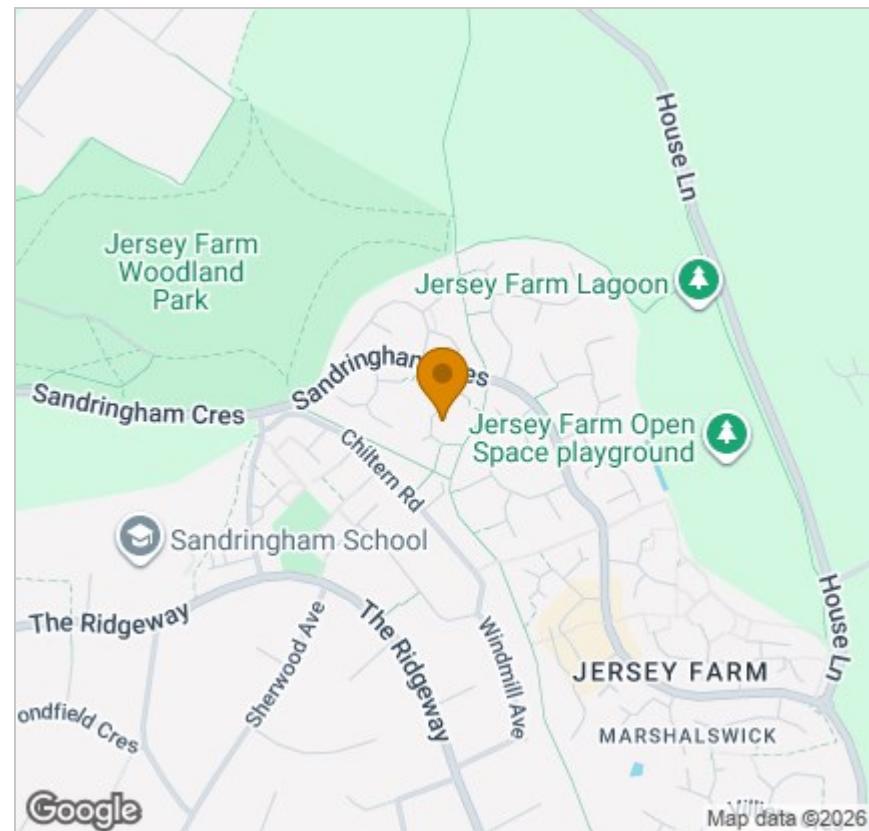
Viewing

Please contact our Office on 01727 223344 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

