



14 Woodstock Road North, St. Albans, AL1 4QQ

Guide price £1,500,000 Freehold



## 14 Woodstock Road North

St. Albans, AL1 4QQ

A rare opportunity to acquire a three-bedroom detached house with an attached three-bedroom ground-floor annex, offering excellent potential for multi-generational living or redevelopment. Occupying a mature and generous plot which the current owners have enjoyed for over 35 years, the property provides versatile accommodation together with superb scope for extension, remodelling, or the creation of a substantial family home, subject to the necessary consents.

The property occupies a generous plot measuring approximately 225ft x 52ft (68m x 16m), with a rear garden extending to around 150ft (45m).

The main house offers an entrance hall, cloakroom/WC, spacious lounge, dining room with French doors to the garden, fitted kitchen, three first-floor bedrooms, and a family bathroom.

The attached annex includes an impressive open-plan lounge/dining kitchen with a roof lantern and doors opening onto a private courtyard garden, together with a utility room, three bedrooms, a family bathroom, and a separate WC.

To the front, there is off-road parking for several vehicles and a lawned garden. The superb rear garden enjoys a high degree of privacy, with mature trees, established planting, a patio area, and sheds.

Woodstock Road North is superbly located within walking distance of the train station, the shops and services in Fleetville, Clarence Park and The Wick. Popular local schools include Fleetville, Verulam and Beaumont school.





- PLOT**  
223'1" x 52'5" (68.00m x 15.98m)
- HOUSE**
- Porch**
- Entrance Hall**
- Cloakroom W.C.**
- Lounge**  
19'1 x 11'9 (5.82m x 3.58m)
- Dining Room**  
11'9 x 10'1 (3.58m x 3.07m)
- Kitchen**  
10'5 x 9'10 (3.18m x 3.00m)
- First Floor**
- Landing**
- Bedroom 1**  
15'4 x 10'7
- Bedroom 2**  
11'10 x 9'1 (3.61m x 2.77m)
- Bedroom 3**  
9'11 x 9'9 (3.02m x 2.97m)
- Bathroom**
- ANNEX**
- Lounge/Dining/Kitchen**  
19'9 x 17'1 (6.02m x 5.21m)
- Utility Room**
- Bedroom**  
14'2 x 8'5 (4.32m x 2.57m)
- Bedroom**  
14'2 x 8'4 (4.32m x 2.54m)
- Bedroom**  
12'6 x 6'4 (3.81m x 1.93m)
- Bathroom**
- Separate W.C.**
- OUTSIDE**
- Frontage / Off Street Parking**
- Rear Garden**  
150 (45.72m)

## Floor Plan



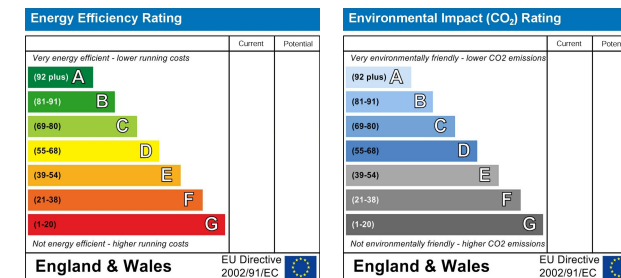
Total area: approx. 185.9 sq. metres (2001.0 sq. feet)

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.

## Area Map



## Energy Efficiency Graph



## 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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