



17 Woodside Road, St. Albans, AL2 3QL

Guide price £850,000 Freehold



17 Woodside Road

St. Albans, AL2 3QL

A spacious and attractive four bedroom detached bungalow situated on a desirable residential road, enjoying a wonderfully private rear garden bordering on protected woodland and with local shops, doctor and dentist within 5 minutes walk. The property offers flexible, well-planned accommodation presented in excellent condition throughout. The property is in the process of having a solar panel and storage battery system installed that will reduce electricity costs significantly. There is excellent potential to extend to the front, rear and loft (subject to the necessary consents).

A welcoming entrance hall leads to all principal rooms. The spacious lounge/dining room features a front-facing bow window, attractive fireplace and wooden flooring, creating an ideal space for relaxing and entertaining.

The kitchen is fitted with a range of wall and base units, incorporating a mix of integrated and freestanding appliances, with a side window and external door. A utility room provides additional appliance space.

The principal bedroom benefits from a bow window, fitted wardrobes and a modern en-suite shower room. The second double bedroom also features built-in wardrobes and has bi-fold doors opening onto the patio and rear garden. The third double bedroom and the fourth (single) bedroom, also have fitted wardrobes.

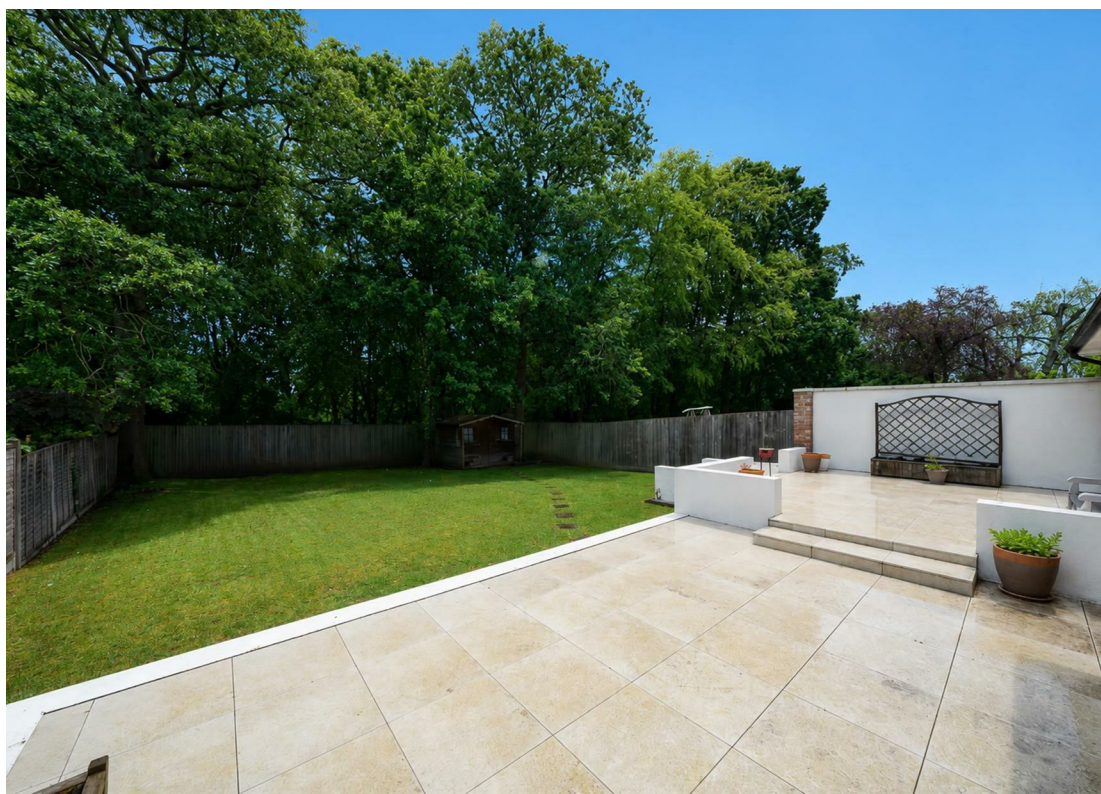
A family bathroom comprises a bath with shower over, wash hand basin and WC. The property also benefits from an integral garage.

Outside, a block-paved driveway provides off-street parking for several vehicles, alongside a front lawn and side access to the rear garden.

The rear garden is a particular highlight, offering excellent privacy with a full-width patio ideal for entertaining, leading to a large lawned garden with a timber shed.

Bricket Wood is a sought-after village offering local amenities, countryside walks and excellent transport links, including rail services to St Albans and Watford Junction and convenient access to the M25 and M1.





ACCOMMODATION

Entrance Hall

Hallway

Lounge/Dining Room

22'3 x 17'10 (6.78m x 5.44m)

Kitchen

11'11 x 9'10 (3.63m x 3.00m)

Utility

7'10 x 5'3 (2.39m x 1.60m)

Bedroom

14'11 x 13'11 (4.55m x 4.24m)

En-Suite

Bedroom

13'7 x 9'11 (4.14m x 3.02m)

Bedroom

9'11 x 9'11 (3.02m x 3.02m)

Bathroom

OUTSIDE

FRONTAGE

REAR GARDEN

Garage

16'11 x 8'5 (5.16m x 2.57m)

Floor Plan



Total area: approx. 139.9 sq. metres (1505.9 sq. feet)

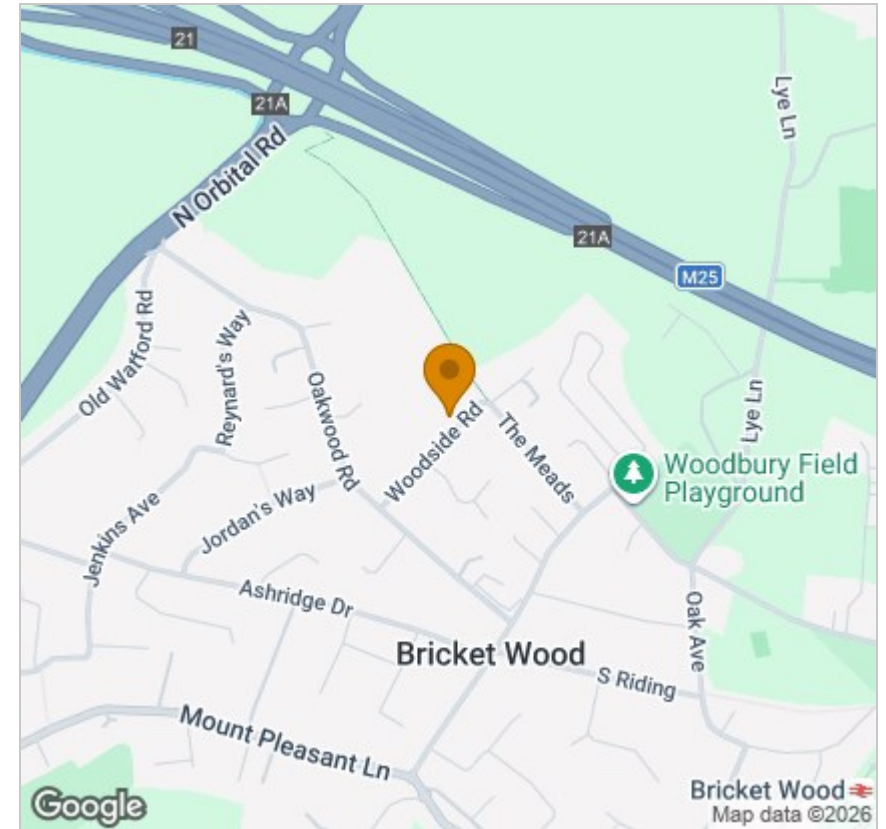
The Floor Plan is not to Scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared with due diligence and whilst we have confidence in the information produced it should not be relied upon. Maximum lengths and widths 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
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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

