



1 Wynchlands Crescent, St. Albans, AL4 0XW

Guide price £825,000 Freehold



1 Wynchlands Crescent

St. Albans, AL4 0XW

An attractive four-bedroom semi-detached family home, tastefully extended and featuring a detached double garage and an impressive 80ft south-facing rear garden, ideally situated within close proximity to Beaumont Secondary School.

The well-presented accommodation begins with a welcoming entrance hall, with stairs rising to the first floor and doors leading to the principal reception rooms. To the front is a charming box-bay sitting room featuring a characterful fireplace with stove. There is also a spacious, family-friendly lounge/dining room with a further feature fireplace and stove, along with double doors opening into a generous conservatory.

The well-appointed kitchen/breakfast room provides excellent everyday living space, while a useful utility room and ground-floor shower room/W.C. add further practicality.

On the first floor are three bedrooms, two of which are doubles, together with the family bathroom. The second floor provides an additional double bedroom with useful eaves storage.

Externally, the property is approached via a gate with brick retaining wall with inset railings. To the rear is a delightful 80ft south-facing garden, attractively planted with a variety of mature shrubs and bushes. The garden also provides access to an impressive detached double garage, complete with lighting, power points and useful loft storage.

Wynchlands Crescent is a quiet, family-friendly location within close proximity to both Beaumont Secondary School and Oakwood Primary School. The attractive grounds of Oaklands College are just a short walk away and provide an ideal setting for walking and cycling, with countryside views.

A parade of local shops and a welcoming pub are also close by, while the more extensive amenities of Fleetville are within easy walking distance, including Morrisons supermarket, a Post Office, restaurants, cafés and coffee shops.





ACCOMMODATION

Entrance Hall

Sitting Room

15'2 x 10'2 (4.62m x 3.10m)

Lounge/Diner

17'0 x 13'0 (5.18m x 3.96m)

Kitchen/Breakfast Room

13'1 x 10'2 (3.99m x 3.10m)

Utility Room

Conservatory

13'11 x 9'6 (4.24m x 2.90m)

WC

FIRST FLOOR

Landing

Bedroom

15'2 x 10'2 (4.62m x 3.10m)

Bedroom

13'7 x 9'2 (4.14m x 2.79m)

Bathroom

SECOND FLOOR

Landing

Bedroom

16'3 x 14'6 (4.95m x 4.42m)

OUTSIDE

Rear Garden

Garage



Floor Plan

Approximate Gross Internal Area 1419 sq ft - 131 sq m
(Excluding Garage)

Ground Floor Area 722 sq ft – 67 sq m
First Floor Area 457 sq ft – 42 sq m
Second Floor Area 240 sq ft – 22 sq m
Garage Area 439 sq ft – 41 sq m



Viewing

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

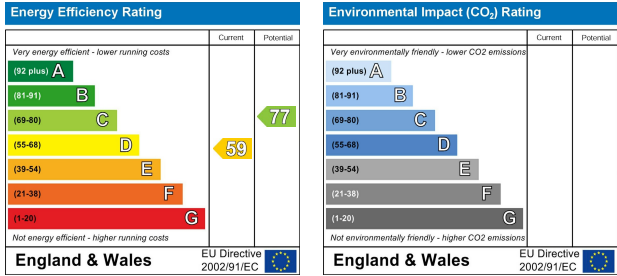
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Area Map



Energy Efficiency Graph



Paul Barker
ESTATE AGENTS