



**BRADFORD
& HOWLEY**
HARPENDEN | MARSHALSWICK | ST ALBANS

Wynches Farm Drive, St. Albans, AL4 0XH
Guide Price £975,000

Nestled in a peaceful cul-de-sac within the highly sought-after Beaumont School catchment area of St Albans, this thoughtfully extended four-bedroom detached family home offers generous living space ideal for modern family life.

The property has been extended to the ground floor, creating a bright and versatile open-plan kitchen/dining/family area, perfect for entertaining and everyday living. In addition to the open-plan space, the home features three separate reception rooms, offering flexible options for a home office, playroom, or formal lounge.

To the first floor the property offers four well-proportioned bedrooms and two bathrooms, catering comfortably to a growing family.

Outside, the property boasts ample off-street parking for several vehicles and a well-maintained garden ideal for outdoor relaxation.

This superb family home combines space, location, and functionality, making it a must-see for buyers seeking a long-term home within walking distance of Beaumont School, Oakwood Primary School, and Oaklands College.

Tenure: Freehold
Council Tax Band: F
EPC Rating: B



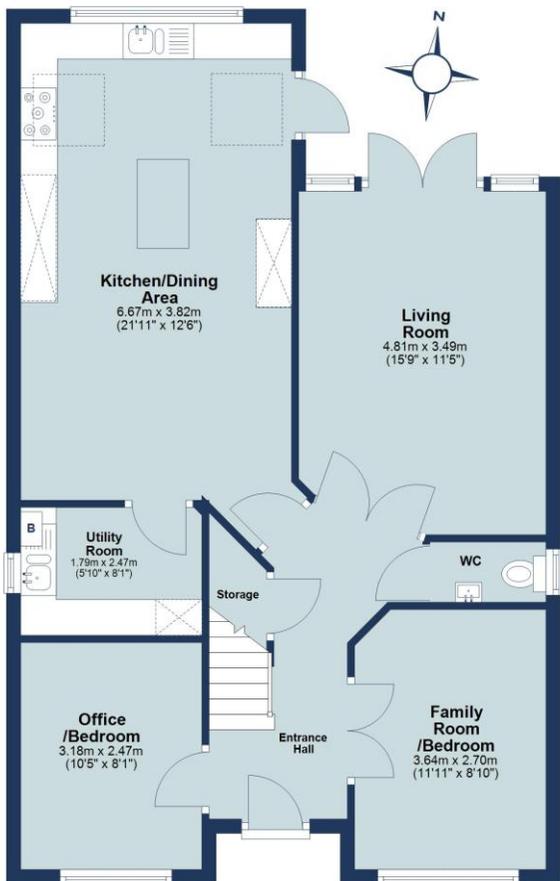






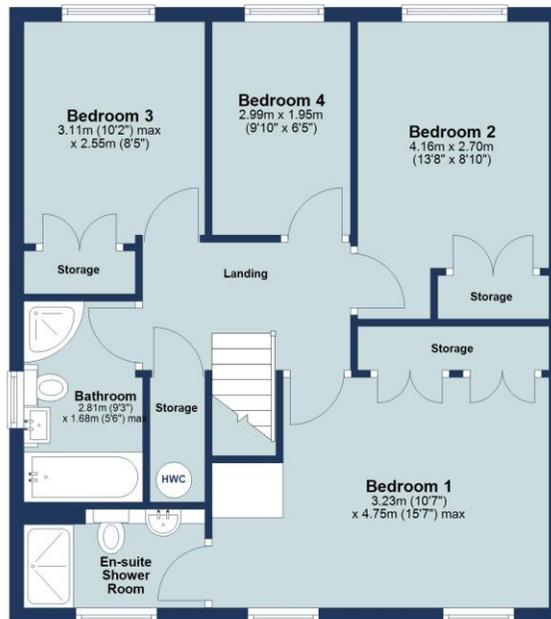
Ground Floor

Approx. 77.7 sq. metres (836.7 sq. feet)



First Floor

Approx. 60.8 sq. metres (653.9 sq. feet)



Total area: approx. 138.5 sq. metres (1490.6 sq. feet)

Floor plan is for marketing purposes only and is to be used as a guide.
Plan produced using PlanUp.

IMPORTANT NOTICE: These particulars are for guidance only. Whilst every effort has been made to ensure the accuracy of the descriptions, plans, and measurements, these are not guaranteed, and they do not form part of any contract or tenancy. We have not tested any of the services, equipment, or fittings. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Interested parties should satisfy themselves as to the conditions of any such items considered material to their prospective purchase or tenancy and may wish to consult an independent advisor. It should not be assumed that any of the articles depicted in these particulars are included in the purchase or tenancy. You may download, store, and use the material for your personal use. You may not republish the material in any format without the consent of Bradford & Howley.

Looking to Sell or Let
your current home?



Scan me to request your FREE
Instant Online Valuation!

Fresh
FINANCIAL



Sign up for FREE mortgage monitoring today,
giving you peace of mind you are on the right
deal, every month.

We will compare your mortgage against
thousands of deals and send you a monthly
report.

Please note that mortgage monitoring does not
constitute mortgage advice.

**BRADFORD
& HOWLEY**
HARPENDEN | MARSHALSWICK | ST ALBANS

f @bradfordandhowley
@ @bradfordandhowley
in @bradford-howley
▶ @bradfordhowley4660

☎ 01727 856999
✉ marshalswick@bradfordandhowley.com
📍 5 The Quadrant, Marshalswick, St Albans, Herts, AL4 9RA

bradfordandhowley.com