



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

Wynches Farm Drive, St. Albans, AL4 0XH
Guide Price £950,000

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, 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



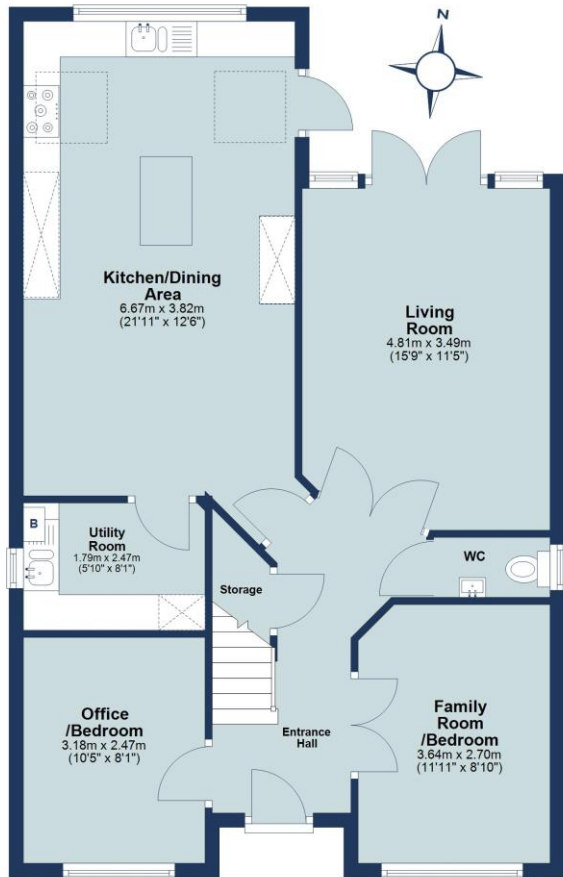






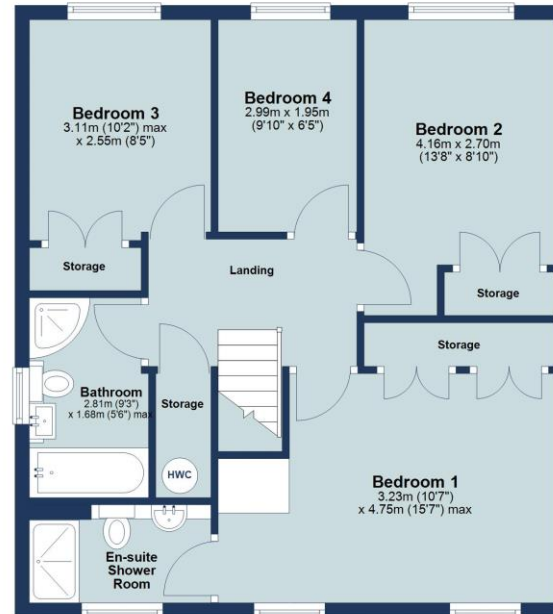
Ground Floor

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.

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