



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

Woodland Drive, St. Albans, AL4 0EN
Asking Price £975,000

Situated in a highly sought-after position on Woodland Drive, this attractive FOUR BEDROOM SEMI-DETACHED family home occupies a generous corner plot in one of St Albans' most desirable residential areas. The property enjoys excellent proximity to highly regarded local schools, shops, and green spaces, making it an ideal choice for families seeking space, convenience, and a welcoming community.

A bright and spacious entrance hall welcomes you into the property, complete with a W/C and useful understairs storage. From here, access leads to a well-fitted kitchen offering generous cupboard space and an adjoining open-plan dining area, perfect for family meals or entertaining. The kitchen also connects to a useful utility room. The ground floor continues with an open plan family and living room, providing a relaxed and versatile space with direct access to the garden's patio terrace.

Upstairs, there are four well-proportioned bedrooms, with the principal bedroom benefitting from its own en suite shower room and additional dressing area. Three further double bedrooms are accompanied by a modern family bathroom.

The rear garden is a particular highlight, beginning with a generous patio area ideal for dining and entertaining, leading to a wide lawned section and extending towards a detached garage positioned within the garden. In front of the garage is driveway parking accessed via a gate to the road, offering further practicality alongside the driveway parking at the front of the house.

Perfectly positioned for family living, Woodland Drive is close to the Ofsted-rated outstanding Beaumont School, being only 614 metres away, as well as nearby shops, parks, and transport links. The city centre and mainline station are easily reached, offering direct connections to London St Pancras, while local green spaces and community amenities contribute to the area's friendly, family-oriented feel.

Tenure: Freehold
Council Tax Band: D
EPC Rating: C









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Ground Floor
Approx. 75.7 sq. metres (814.4 sq. feet)



First Floor
Approx. 70.6 sq. metres (759.9 sq. feet)



Total area: approx. 146.3 sq. metres (1574.3 sq. feet)

Floor plan is for marketing purposes only and is to be used as a guide.
Garage is not included in the total floor area.
Plan produced using PlanUp.

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