



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

Woodstock Road South, St. Albans, AL1 4QJ
Asking Price £900,000

Set across three beautifully arranged floors and extending to over 1,450 sq. ft., this exceptional four-bedroom semi-detached residence offers stylish, versatile living ideal for modern family life.

Upon entering, a welcoming hallway leads through to an elegant bay-fronted living room, a warm and inviting space enhanced by generous storage.

To the rear, the home opens into a stunning kitchen/dining room—thoughtfully designed as the true heart of the home. Flooded with natural light, this impressive space features sleek finishes and bi-fold doors that seamlessly connect the indoors with the garden beyond. A separate utility room and guest WC add further practicality to the ground floor.

The first floor hosts two well-proportioned bedrooms, alongside a spacious family bathroom complete with both bath and separate shower, as well as an additional WC. The second floor provides two further generous bedrooms, including a superb principal suite with its own en-suite shower room.

Outside, the landscaped rear garden has been designed with ease of maintenance in mind, offering a stylish combination of patio, decking, and artificial lawn—perfect for both relaxing and entertaining.

Ideally positioned on Woodstock Road South in the highly desirable Fleetville area, the property enjoys convenient access to the mainline station and city centre.

A vibrant selection of local shops, cafés, and amenities can be found nearby on Hatfield Road, while highly regarded schooling options are within easy reach. For outdoor leisure, the beautiful Clarence Park is just a short walk away.

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









Ground Floor

Approx. 56.5 sq. metres (608.1 sq. feet)



First Floor

Approx. 41.6 sq. metres (447.6 sq. feet)



Second Floor

Approx. 36.8 sq. metres (396.1 sq. feet)



Total area: approx. 134.9 sq. metres (1451.8 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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