

## A semi-detached four bedroom family home located in the sought-after Fleetville area of the city.

A sensitively-extended three storey period property, combining modern amenities, quality fixtures and fittings and neutral décor with high ceilings with fine cornicing and original fireplaces, the whole creating an elegant family and entertaining space. It is located in a desirable residential area of the city.



1 RECEPTION



4 BEDROOMS



2 BATHROOMS AND WC



ON-STREET PARKING



GARDEN



FREEHOLD



CITY CENTRE



1396 SQ FT



GUIDE PRICE £895,000



#### The property

38 Woodstock Road is an attractive semidetached red brick family home offering almost 1,400 sq ft of light-filled flexible accommodation arranged over three floors. The property has been sensitively modernised to combine modern up-todate amenities, quality fixtures and fittings and neutral décor throughout with period features including high ceilings with fine cornicing and some original fireplaces, the whole creating an elegant family and entertaining environment. Featuring exposed wooden flooring throughout, the ground floor accommodation flows from an entrance lobby into a welcoming entrance hall with access to a convenient

WC located under the stairs. This leads to a spacious 24 ft sitting room with a frontaspect bay window, useful storage, and a feature open fireplace flanked by bespoke shelving. A stylish, extended 20 ft kitchen follows, offering bespoke wall and base units, complementary work surfaces and splashbacks, modern integrated appliances including a range cooker and Belfast sink, and a breakfast/dining area with space for a good-sized table or family seating. Full-width bi-fold doors open onto the rear terrace, while a large sky lantern floods the entire space with natural light. Stairs rise from the entrance hall to the first floor which provides generous front and rear aspect double bedrooms, the latter with a



feature fireplace, together with a wellproportioned study/bedroom and a modern family bathroom. The second floor is dedicated to a part-vaulted principal bedroom with fitted dressing area, French doors to a rear aspect Juliet balcony, affording stunning city views, together with a landing with useful storage and a dedicated contemporary shower room.

#### Outside

Set behind low-level walling and having plenty of kerb appeal, the property is approached over an original tiled path and low-maintenance garden and benefits from resident on-street parking. The enclosed garden to the rear is laid mainly to lawn bordered by mature flower and shrub beds and features a garden shed and a generous naved terrace accessible from the kitchen's breakfast/dining area, ideal for entertaining and al fresco dining.

#### Location

The property sits opposite an Outstandingrated school in St Albans' historic city centre, which offers a great range of independent retailers, supermarkets, services and numerous bars, cafés, pubs and restaurants. The city also includes football. rugby and cricket clubs, a community gym, bowls and tennis club, golf course and green spaces including The Wick, Clarence Park, Bernards Heath and Verulamium Park. Communications links are excellent: the city's station (0.9 mile) offers mainline services via St Pancras International.











#### Distances

St Albans High Street 1.4 miles A1(M) (Jct. 3) 3.4 miles Hatfield 4.3 miles M25 (Jct. 21A) 5.9 miles M1 (Jct. 9) 7.5 miles London Luton Airport 12.1 miles Central London 24.5 miles London Heathrow Airport 31.4 miles London Stansted Airport 33.6 miles

#### **Nearby Stations**

St Albans City Station St Albans Abbey Station Park Street Station How Wood Station

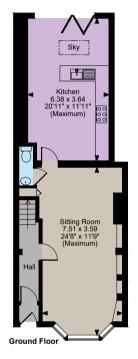
#### **Kev Locations**

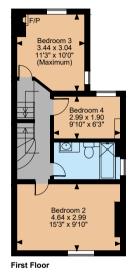
St Albans Cathedral (St Albans Abbev) Verulamium Park and Museum Roman Theatre of Verulamium Heartwood Forest Batchwood Hall and Golf Course Clarence Park

#### **Nearby Schools**

Fleetville Infant & Nursery School Cunningham Hill Infant School Cunningham Hill Junior School **Beaumont School** Loreto College St Albans High School for Girls St Albans School









Second Floor

The position & size of doors, windows, appliances and other features are approximate only. © ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8638001/CBU

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#### **Floorplans**

House internal area 1,396 sq ft (130 sq m) Total internal area 1,396 sq ft (130 sq m) For identification purposes only.

#### **Directions**

AL14QJ

what3words ///native.moss.farm

#### General

**Local Authority:** St Albans City and District Council

**Services:** Electricity, gas, mains water and drainage

### Mobile coverage and broadband: Information can be found here: https://checker.ofcom.org.uk/en-gb/g

Council Tax: Band D EPC Rating: C

Wayleaves and easements: the property is sold subject to any wayleaves or easements whether mentioned in these particulars or not.

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