



38 Woodstock Road South
St Albans, Hertfordshire

**STRUTT
& PARKER**

BNP PARIBAS GROUP

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 semi-detached 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-to-date 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 front-aspect 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 well-proportioned 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 paved terrace accessible from the kitchen's breakfast/dining area, ideal for entertaining and al fresco dining.

Location

The property sits opposite an Outstanding-rated 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

Key Locations

St Albans Cathedral (St Albans Abbey)
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





The position & size of doors, windows, appliances and other features are approximate only.

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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

AL1 4QJ

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.

St Albans Branch

15 London Road, St Albans AL1 1LA

01727 840285

stalbans@struttandparker.com
struttandparker.com



@struttandparker

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