



£1,895 Monthly

Woodland Drive, St Albans, Herts

Semi-Detached House | 3 Bedrooms | 1 Bathroom

01727 761 816



[www.attewellhardwickeandleahy.co.uk](http://www.attewellhardwickeandleahy.co.uk)



# Step Inside

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## Key Features

- Spacious Living/Dining Room
- Three Good Size Bedrooms
- Good Quality Fitted Kitchen
- Beautiful Modern Bathroom with Separate Shower Cubicle
- Large Garden
- Off-Street Parking
- Neutral Decor
- Immaculate Presentation
- Excellent Location

## Property Description

A beautifully presented three bedroom semi-detached family house with spacious 'open plan' accommodation situated within very close proximity to Beaumont and Oakwood Schools. The property benefits from a neutral and light colour scheme, some wooden flooring, gas central heating and double glazing. Externally there is a driveway providing off-street parking and a lovely rear garden which extends approximately 100 feet. Close by are good local shops and amenities. The mainline station is approximately one mile away whilst the City centre is within one and a half miles. UNFURNISHED. AVAILABLE IMMEDIATELY. SORRY - NOT PETS.

## Main Particulars

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### GROUND FLOOR

**Porch:** Double glazed windows and front door.

**Entrance Hall:** Staircase to first floor.

**Kitchen** 12' 11" x 7' 10" (3.94m x 2.40m)

Excellent range of fitted floor and wall units. Sink unit. Integrated appliances including: oven, gas hob, cooker fan, dishwasher, fridge and freezer. Tiled floor and part tiled walls. Double glazed window and external door.

**Living Room** 13' 5" x 13' 1" (4.10m x 4.00m)

Large double glazed window. Engineered wooden flooring. Radiator.

**Dining Room** 12' 2" x 11' 6" (3.70m x 3.50m)

Double glazed French windows leading out to the patio. Engineered wooden flooring. Radiator.

### FIRST FLOOR

**Landing**

Double glazed window.

**Bedroom One** 13' 7" x 12' 2" (4.15m x 3.70m)

Double glazed window to rear. Radiator. Two fitted wardrobes. Laminate flooring.

**Bedroom Two** 12' 6" x 11' 6" (3.80m x 3.50m)

Double glazed window to front. Radiator. Laminate flooring.

**Bedroom Three** 9' x 7' 10" (2.74m x 2.40m)

Double glazed window to front. Radiator. Laminate flooring.

### **Bathroom**

A modern bathroom suite comprising: low level wc, wash basin, panelled bath and separate shower cubicle. Tiled walls and floor. Heated towel rail. Two opaque double glazed windows.

### **EXTERNALLY**

#### **Frontage**

Lawn area and driveway providing off-street parking.

**Rear Garden** Approx. 100' x 23' (35.00m x 7.00m)

Mainly laid to lawn with patio area. Mature trees.





Image not found

This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

Telephone: 01727 761 816



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