



88 Woodland Drive, St Albans, AL4 0ET  
Offers in excess of £635,000



## 88 Woodland Drive, St Albans, AL4 0ET

A very well presented three bedroom end of terrace house within a stone's throw from local excellent schooling. The property has been extended and benefits from a large open plan kitchen/breakfast room/lounge/diner, a separate family room and downstairs W/C. Upstairs there are three good size bedrooms and a family bathroom. Externally there is parking for two cars and a good size rear garden.

Woodland Drive is conveniently located on the east side of St Albans close to highly regarded schools to include Oakwood primary and Beaumont secondary school and is within easy reach of a number of day to day shopping facilities including a Morrisons supermarket on Hatfield Road and the Quadrant shopping parade in Marshalswick. There are regular buses which run along Hatfield Road linking to the mainline station and the city centre both which are only a short drive away.



## ACCOMMODATION

### Front Entrance

Leading to:

### Entrance Hall

Double glazed window to side, solid oak flooring, radiator, spotlights, stairs leading to landing, two under stairs cupboards, door leading to:

### Kitchen/Breakfast Room 22'4 x 20'4 (max) (6.81m x 6.20m (max))

Selection of wall and base units with solid wood work tops, tiled splash backs, porcelain sink with mixer tap, space for washing machine, space for tumble dryer, space for fridge/freezer, space for dishwasher, electric oven with gas hob and extractor hood over, ceramic flooring with underfloor heating, spotlights, two double glazed windows to rear, velux window, side door, patio doors on to rear garden, storage cupboards, radiator, kitchen area wraps around to:

### Living Room 14'5 x 10'10 (max) (4.39m x 3.30m (max))

Feature fireplace, solid oak flooring, radiator, coving to ceiling.

### Family Room 12'4 x 9'11 (3.76m x 3.02m)

Double glazed window to front, solid oak flooring, radiator, coving to ceiling.

### Cloakroom

Frosted double glazed window to side, low level W/C, wall mounted handbasin, tiled splash backs.

## FIRST FLOOR

### Landing

Frosted double glazed window to side, access to loft, doors to all bedrooms.



**Bedroom One 14'5 x 10'10 (4.39m x 3.30m)**

Double glazed window to rear, storage cupboard, radiator.

**Bedroom Two 12'7 x 9'11 (3.84m x 3.02m)**

Double glazed window to front, radiator.

**Bedroom Three 10'6 x 7'9 (3.20m x 2.36m)**

Dual aspect double glazed window to side and rear, radiator.

**Bathroom**

Frosted double glazed window to side, pedestal handbasin, side panel bath with shower attachment, low level W/ C, tiled splash backs, laminate flooring, radiator.

**EXTERIOR**

**Front**

Driveway with parking for two cars, trees, shrubs and bushes to borders.

**Rear Garden**

Patio area leading to lawn surrounded by mature trees, shrubs and plants to the borders, three large storage sheds, east facing.

**Viewing Information**

BY APPOINTMENT ONLY THROUGH PUTTERILLS OF HERTFORDSHIRE, THROUGH WHOM ALL NEGOTIATIONS SHOULD BE CONDUCTED

**Environmental Impact Rating**

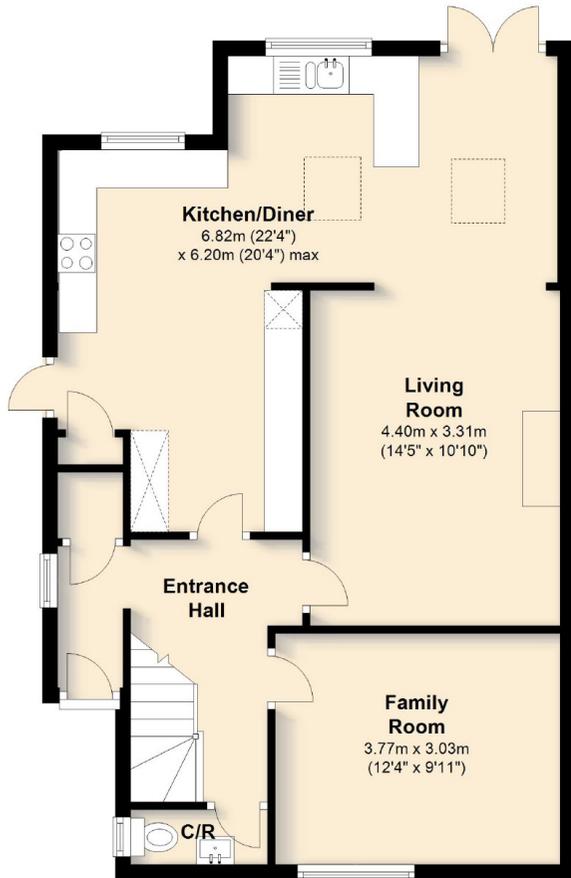
The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO2) emissions. The higher the rating, the less impact it has on the environment





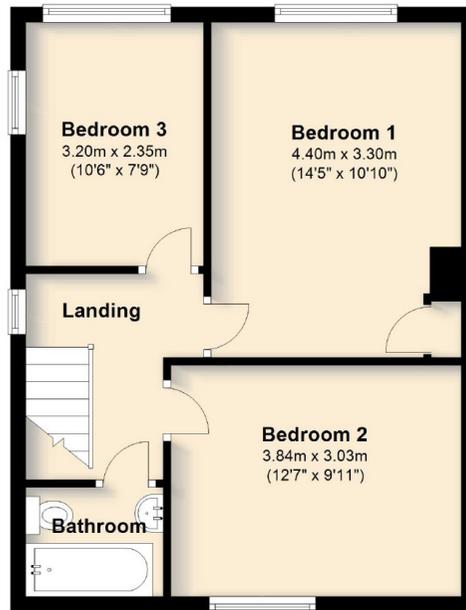
### Ground Floor

Approx. 65.5 sq. metres (704.7 sq. feet)



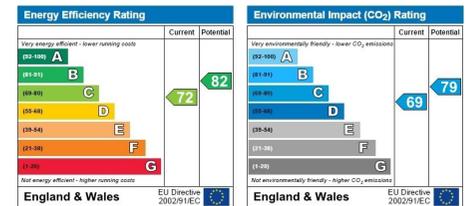
### First Floor

Approx. 43.3 sq. metres (466.1 sq. feet)



Total area: approx. 108.8 sq. metres (1170.8 sq. feet)

Not to Scale. For identification purposes only.  
Plan produced using PlanUp.



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