



19 Goldsmith Way, St Albans



DAVID CHADWICK  
ST ALBANS

## 19 Goldsmith Way, St Albans. AL3 5LH

Storm porch | Bin store | Entrance hall | 4 bedrooms |  
Sitting/dining room | Conservatory | Kitchen/breakfast room |  
Utility | Family bathroom | Shower room | Ensuite shower room |  
Integral garage | Gardens | Driveway parking | EPC rating D |  
Council tax band G £3,268.27 | Tenure Freehold

### The Property

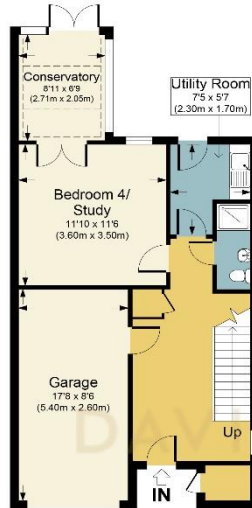
19 Goldsmith Way is an excellent end of terrace town house situated in a sought-after residential location within easy reach of the city centre, station, excellent schools and extensive local amenities. There is immaculately presented accommodation over three light and spacious floors that features a large open plan principal reception room with distinct sitting and dining areas leading to a modern kitchen breakfast room. There are four comfortable bedrooms, the principal has an ensuite shower room, bedrooms 2 and 3 are serviced by a family bathroom and bedroom 4, which offers flexibility for use as a further reception room or home office, is adjacent to a further shower room. A conservatory leading to the garden and a utility, also leading to the garden, complete the picture.

### Outside

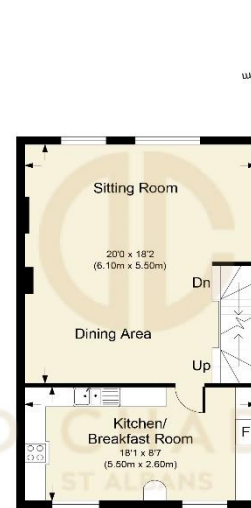
Occupying an enviable position at the end of the cul-de-sac the house benefits from a larger end of terrace plot with gardens to the front, side and rear, there is a parking to the drive and access to an integral garage and front door at the front of the house and the garden at the rear is laid mainly to lawn with two paved terraces. Subject to the necessary consents there is scope to extend the house to the rear & side.



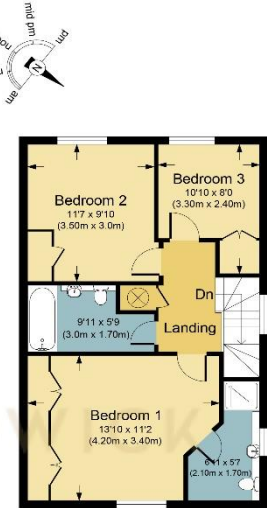




Ground Floor



First Floor



Second Floor

GOLDSMITH WAY, AL3

APPROX. GROSS INTERNAL FLOOR AREA 1658.61 SQ FT / 154.09 SQ M. INC. GARAGE  
DAVIDCHADWICK - THIS IMAGE IS ILLUSTRATIVE ONLY - NOT TO SCALE. COPYRIGHT:THE IMAGE TAILOR LTD. 2022

To confirm: These sales particulars have been prepared as a guide only. They are not a statement nor representation of fact. They do not form part of a contract. Room sizes are approximate and floor plans are not to scale and should therefore not be relied on for the purposes of planning, architectural alterations, building works or for the ordering of materials, fixtures, fittings, floor/wall coverings and/or furnishings, whether freestanding or fitted. We have not carried out a survey nor tested the services or appliances. Prospective purchasers should satisfy themselves by inspection or otherwise.

david@davidchadwickstalbans.com  
 Mobile 07859 768597  
 Office 01727 857165  
 davidchadwickstalbans.com



DAVID CHADWICK  
 ST ALBANS