



DAVID CHADWICK
ST ALBANS

Woodlands
13 Townsend Drive
St Albans





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St Albans. AL3 5RB

A charming detached
house in a highly desirable
central location



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Summary

Storm porch
Porch | Entrance hall
Sitting room | Dining/family room
Home office
Kitchen/breakfast room |
Pantry | Cloakroom
Internal hall | Rear porch
Store | Potting shed
Four double bedrooms
Family bathroom
Ensuite bathroom
Garage | Driveway parking
Gardens

Planning permission granted




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The Property

Woodlands offers spacious accommodation over two floors that includes four very comfortable double bedrooms, two stylishly appointed bathrooms, three reception rooms, and a beautifully presented kitchen/breakfast room.

As it stands the house provides very well-appointed family friendly accommodation while also offering the scope for the conversion of the double length integral garage, adjacent inner hall, and store to create an additional reception room/bedroom five, utility/laundry, shower/cloak room and an enlarged kitchen/breakfast room with a large walk-in pantry.

.At present the ground floor accommodation starts with a storm porch and inner porch leading to a spacious reception hall, with a bay window, sitting area and a turning staircase leading to the first floor. The two main reception rooms, a formal sitting room and a dining/family room, both lead from the entrance hall.

The spacious sitting room has a bay window to the front, a feature fireplace with log burner, and leads to a well-proportioned home office, dual aspect with feature Crittal style French windows, across the entire rear elevation. leading to the garden at rear.

The dining/family room, also with feature Crittal style French windows, across almost the full width of the rear elevation, leading to the garden, is adjacent to the kitchen/breakfast room with an interconnecting serving hatch.

The kitchen/breakfast room, again enjoys views over the garden with feature Crittal style windows, has a door to one side, leading to the inner hall, integrated garage, boiler room and garden, and is fitted with bespoke hand painted cabinets, with granite worktops and stone floors, range cooker, dishwasher, a breakfast seating area, and a pantry. A cloak room completes the picture on the ground floor.

The first floor sees well planned accommodation with a central landing leading to four very comfortable double bedrooms, all with fitted wardrobes and further areas of storage to the landing.

The principal bedroom has a fabulous en-suite bathroom with underfloor heating and a dual fuel heated towel rail while the separate family bathroom is as stylishly appointed and has both a feature roll top bath and a separate walk-in shower, as well as underfloor heating and a dual fuel heated towel rail.

Throughout, the house has been beautifully appointed combining well-considered interior design, with every home comfort, and features many charming period features including herringbone parquet flooring, panelled doors, leaded windows, feature wall panelling and pictures rails.

Outside

Woodlands sits behind a pretty, rendered façade beneath a tile hung roof, there are timber leaded windows and a feature fanlight over the front door, while a double width drive provides parking for two cars and access to the tandem garage.

There is a mature leafy outlook to the front over woodland at Bernard's Heath and the front garden sits behind an attractive stone wall and steps rise from the drive to the footpath to the main entrance, while gated access to one side leads to the rear of the house. The front garden has been laid mainly to Cotswold chippings with paved York stone footpaths and areas of feature planting.

To the rear of the house is a generous south facing garden, a notable feature of the house and ideal for al-fresco dining and entertaining, it is laid mainly to lawn with a sizeable, paved terrace across almost the entire width of the rear elevation, as well as a further raised paved terrace with gazebo, and BBQ area, leading to a vegetable and fruit garden with raised beds, timber shed and separate timber potting shed.

There are fenced and planted boundaries, mature shrubs, small trees, feature planting and flowerbeds across the garden, as well as two further seating areas, and another brick built potting shed, with power and light, to the rear of the house.

There is access to the garden via two pairs of French windows from two of the reception rooms, as well as further access from the area to the rear of the kitchen and garage.

Location

Woodlands is situated in a highly sought after central location in an established residential road overlooking Bernard's Heath and within very easy reach of the city centre, the station, well-regarded schools and extensive local amenities.

Planning Permission (5/21/0663)

Planning permission has been granted for the conversion of the integral garage and adjacent accommodation as well as for rear ground and first floor additions. The internal conversion of the garage provides for an additional reception room/bedroom 5, as well as a shower/cloak room, pantry and utility/laundry.

(Single storey rear extension, side extension including extension to existing roof, alterations to front and rear dormer windows, conversion of garage to habitable room, alterations to openings, alterations to driveway and landscaping to the front and rear of the dwelling)

General

Tenure – Freehold

Council Tax Band – G £3,425.85

EPC rating – D

Services – Mains water, drainage,
gas and electricity

APPROX. GROSS INTERNAL FLOOR AREA 2733.81 SQ FT / 253.98 SQ M
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