







-  3 Bedrooms
-  1 Bathroom
-  2 Receptions
-  South-Facing
-  Garage & Driveway
-  EPC Band E



Freehold

Council Tax Band:  
E £2,894.66 (2026/2027)

Local Authority:  
St Albans City & District Council

Stunning 3-bed semi-detached family home in a desirable area, within catchment for renowned local schools.

### Description

Situated on the sought-after Woodland Drive in St Albans, this attractive semi-detached family home offers well-balanced accommodation and generous outdoor space. Ideally located within the catchment area of several esteemed local schools, the property is perfect for growing families seeking convenience and a desirable setting. The ground floor features a welcoming entrance hall leading to a spacious living room with a charming bay window, creating a bright space for relaxation. To the rear, the separate dining room offers views over the garden. The adjoining kitchen provides practical workspace and direct access to the garden, with potential for extension, subject to consents. Upstairs, the first floor boasts three well-proportioned bedrooms, including two generous doubles and a single, all served by a family bathroom. A highlight is the substantial south-facing rear garden, beautifully established with mature planting for privacy and outdoor enjoyment year-round. The front benefits from off-road parking, and a detached garage offers additional storage. This charming home presents an opportunity to secure a property in one of St Albans' most desirable areas, close to amenities, transport links, and outstanding schools.

### Location

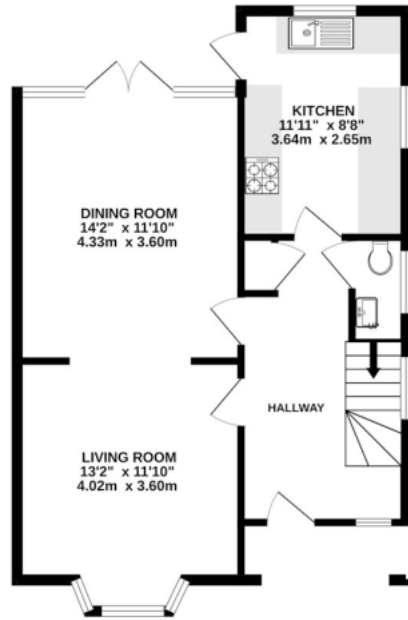
Woodland Drive, west of St Albans, is popular for its proximity to top schools. It offers easy access to the city centre's amenities and is less than 1.5 miles from the mainline station, providing fast links to central London.



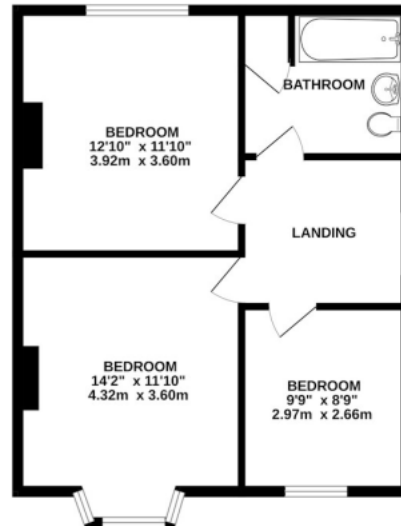
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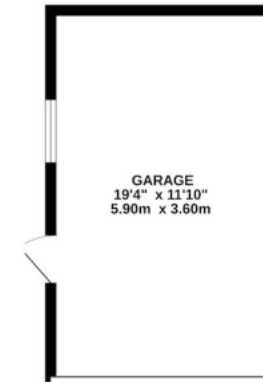




GROUND FLOOR  
803 sq.ft. (74.6 sq.m.) approx.



1ST FLOOR  
523 sq.ft. (48.6 sq.m.) approx.



TOTAL FLOOR AREA : 1326 sq.ft. (123.2 sq.m.) approx.

This floor plan is for illustrative purposes only. The measurement and position of each element is approximate and must be viewed as such

**Important Information** These particulars do not constitute an offer or contract in whole or part. The statements contained herein are made without responsibility on the part of Ashtons or the vendors and they cannot be relied upon as representatives of fact. In respect of floor plans, these are for illustrative purposes only. The measurement and position of each element is approximate and must be viewed as such. Intending purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. The vendors do not make or give, and neither Ashtons nor any person in their employment has any authority to make or give, any representation or warranty whatsoever in relation to this property. We offer a wide range of services through third party providers including solicitors, surveyors, removal firms, mortgage providers and EPC suppliers. We receive additional payments for administering suppliers quoting software and making referrals. You are not under any obligations to use these services and it is your discretion whether you choose to deal with these parties or your own preferred supplier. You should be aware the average payment we received in 2024 equated to £29.76 per referral.