





An **IMPOSING** and **EXCEPTIONALLY ATTRACTIVE** detached **PERIOD RESIDENCE**, occupying a prestigious position within one of **ST ALBANS' MOST SOUGHT-AFTER LOCATIONS**, just moments from **HIGHLY REGARDED SCHOOLS** and within easy reach of the mainline station, providing fast and convenient access to London St Pancras.

**Offers Over: £2,000,000**

This elegant four-bedroom family home extends to approximately 2,126 sq ft and has been beautifully maintained and thoughtfully enhanced throughout, effortlessly combining timeless period character with contemporary comforts. A welcoming and spacious entrance hall sets the tone, leading to three impressive reception rooms that provide versatile and refined living and entertaining spaces, complemented by a cloakroom. The heart of the home is a generous kitchen, served by a substantial utility room, with further access to a garage that is currently utilised as a gymnasium.

The first floor offers four well-proportioned double bedrooms, including a superb principal suite with en-suite facilities, together with a stylish family bathroom.





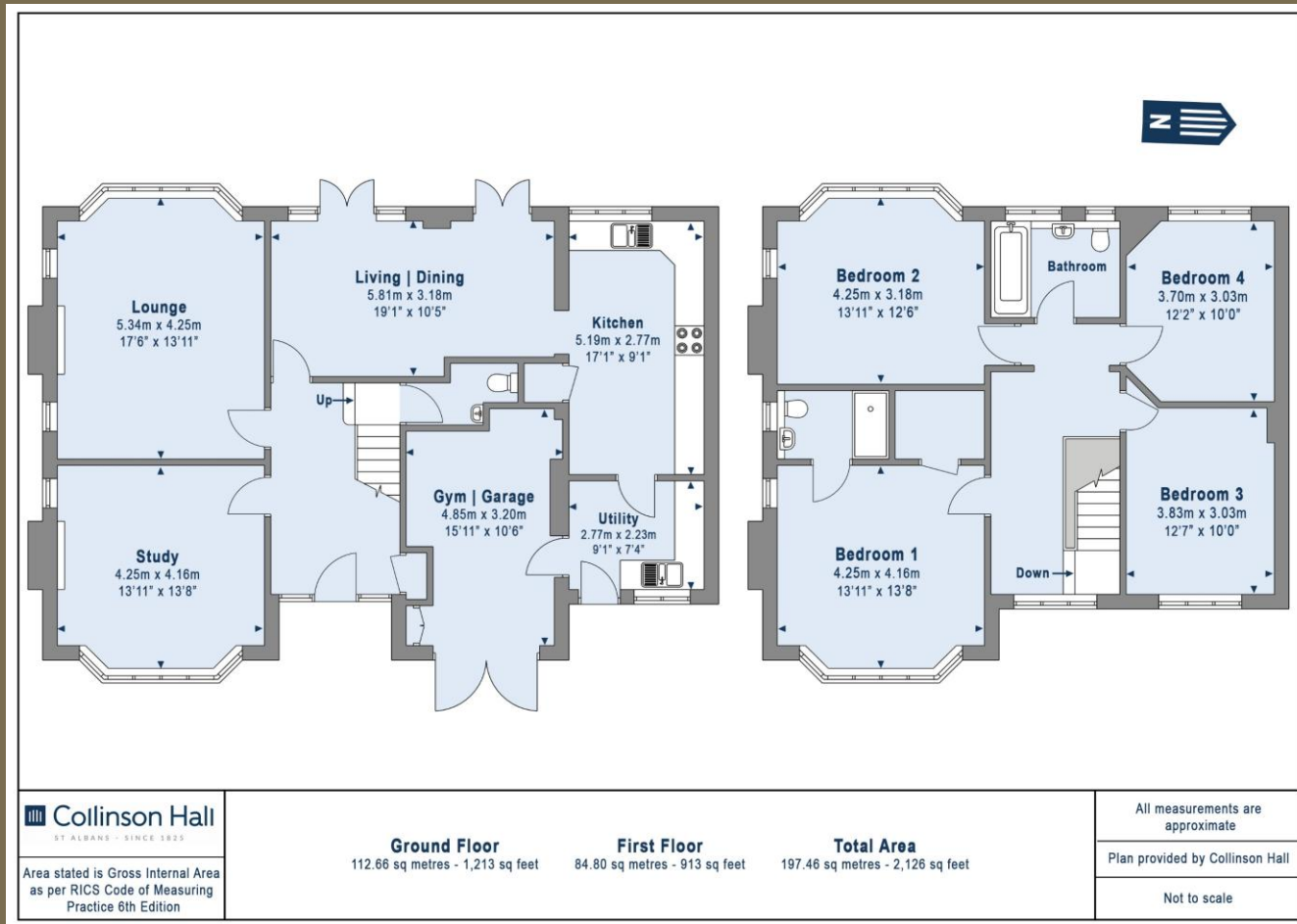
Externally, the property enjoys a commanding position, set well back from the road behind an attractive landscaped frontage that provides a high degree of privacy and ample off-street parking for several vehicles. To the rear, a beautifully established west-facing garden of generous proportions creates a wonderful outdoor retreat, featuring an array of mature trees, shrubs and planting. Offering the perfect balance of space, seclusion and natural beauty, it provides an idyllic setting for both family life and outdoor entertaining.

Woodstock Road enjoys a prestigious position on the highly sought-after north side of St Albans, renowned for its attractive tree-lined avenues and excellent family homes. The property is ideally located for highly regarded schools, the vibrant city centre and St Albans City station, offering fast services to London St Pancras, while nearby parks and open spaces provide the perfect balance of convenience and lifestyle.

EPC Rating: TBC  
Council Tax Band: G







**PLEASE NOTE**

These particulars do not constitute an offer or contract in whole or in part. Please note that these details have been prepared for prospective purchasers as a general guide. We have endeavoured to be accurate in their preparation, but any intending purchaser should not rely on them as statements or representations of fact. In respect of the floor plans, these are for illustrative purposes only and room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore may include cupboards/shelves, etc. No responsibility is taken for any error. Accordingly they should not be relied upon for carpets and furnishings. The services, systems and appliances at the property have not been tested and no guarantee as to their operability or efficiency can be given.



collinsonhall.co.uk

City Centre Office: 9-11 Victoria Street | St Albans | Hertfordshire | AL1 3UB | Telephone: 01727 843222 | Email: stalbansmail@collinsonhall.co.uk