



4 Goldsmith Way, St. Albans



DAVID CHADWICK  
ST ALBANS

## 4 Goldsmith Way, St Albans AL3 5LG

Entrance hall | Sitting/Dining room | Family room  
Kitchen/breakfast room | Family room/bedroom 4 |  
Kitchen/breakfast room | Laundry/cloak/shower room | 3  
Bedrooms | Bathroom | En-suite shower room | Gardens |  
Driveway parking | Scope to extend STPP | Freehold | EPC D

### The Property

A modern semi-detached house situated in a highly sought after development offering easy access to the city centre, mainline station, extensive local amenities, and well-regarded schools.

Offering great potential to extend, subject to the necessary consents, the current well-presented accommodation includes an entrance hall, dual aspect through sitting/dining room with French doors to the garden, kitchen/breakfast room, laundry/cloak/shower room and a further reception room/bedroom 4 created from the conversion of an integral garage. To the first floor there are three bedrooms, a family bathroom and an ensuite shower room with dressing area to bedroom 1.

The house benefits from a well-proportioned rear garden, extending to approximately 50ft. enjoying a west facing aspect and a high degree of privacy, while to the front a garden with driveway parking completes the picture.

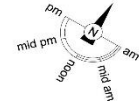






Ground Floor

First Floor



**GOLDSMITH WAY, AL3**

APPROX. GROSS INTERNAL FLOOR AREA 861.11 SQ FT / 80.0 SQ M.  
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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



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