



**BRADFORD  
& HOWLEY**

HARPENDEN | MARSHALSWICK | ST ALBANS

Goldsmith Way, St. Albans, AL3 5LH

£825,000

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

Located in a sought after residential development is this spacious four double bedroom townhouse providing spacious accommodation arranged over three floors, overlooking a residents green at the front.

The versatile space can be arranged in a number of ways depending on the buyers needs. The property enjoys a southeast facing rear garden and driveway.

Goldsmith Way is located just off Normandy Road, within walking distance of central St Albans and the mainline station. There are also a number of Schools close by.



## ACCOMMODATION

### Entrance

Front door into:

### Entrance Porch

Built in double cupboard, door to:

### Entrance Hall

Staircase to first floor, radiator, laminate wood flooring, under stairs storage cupboard, spotlights.

### Cloakroom

White suite, wc, wash handbasin, laminate wood flooring, radiator, window to front, spotlights.

### Bedroom Four

13'3 x 11'5 (4.04m x 3.48m)

Spacious double bedroom, laminate wood flooring with under floor heating, spotlights, window to front, built in cupboard.

### En-Suite Shower Room

Tiled shower cubicle, washbasin with mixer tap, chrome radiator, tiled walls and floor, spotlights.

### Family Room / Study

11'6 x 18'2 (3.51m x 5.54m)

Laminate wood flooring, radiator, window to rear, fitted office furniture.

### Conservatory

9'3 x 6'2 (2.82m x 1.88m)

Wooden frame conservatory, brick base, laminate wood flooring, electric radiator.

## FIRST FLOOR

### Landing

Staircase to second floor, radiator, door to:

### Living Room

10'1 x 20'10 (3.07m x 6.35m)

Two windows to front overlooking the communal green, feature fireplace with mantelpiece over, spotlights, two radiators.

### Kitchen / Dining Room

11'6 x 18'8 (3.51m x 5.69m)

Range of wall, base and drawer units with work surface over, sink with mixer tap, gas hob, double oven, integrated dishwasher, integrated low level fridge & freezer, tiled splash back and floor, boiler cupboard, radiator, two windows to rear, spotlights.

### Cloakroom



Wash handbasin, wc, radiator, spotlights, extractor.

### Utility Room

Storage cupboards, sink, radiator, space and plumbing for washing machine.

## SECOND FLOOR

### Landing

Access to loft, radiator, cupboard housing hot water cylinder.

### Bedroom One

11'10" x 10'2" (3.61m x 3.10m)

Double bedroom, radiator, window to rear, spotlights, built in wardrobes.

### En-Suite Bathroom

Bath with mixer tap, washbasin with mixer tap, vanity storage, shower cubicle, radiator, window to rear, tiled splash back and floor.

### Bedroom Two

10'0" x 9'0" (3.05m x 2.74m)

Double bedroom, built in wardrobe, radiator, window to front.

### Bedroom Three

10'4" x 11'11" (3.15m x 3.63m)

Double bedroom, fitted wardrobes and shelves, radiator, window to front.

### Bathroom

White suite, bath with mixer tap, washbasin with mixer tap, tiled shower cubicle, tiled splash back and floor, radiator, extractor.

## EXTERIOR

### Front

Driveway providing off street parking.

### Rear Garden

Southeast facing rear garden, patio arranged over two levels, shrubs and plants, outside tap.

### Viewing Information

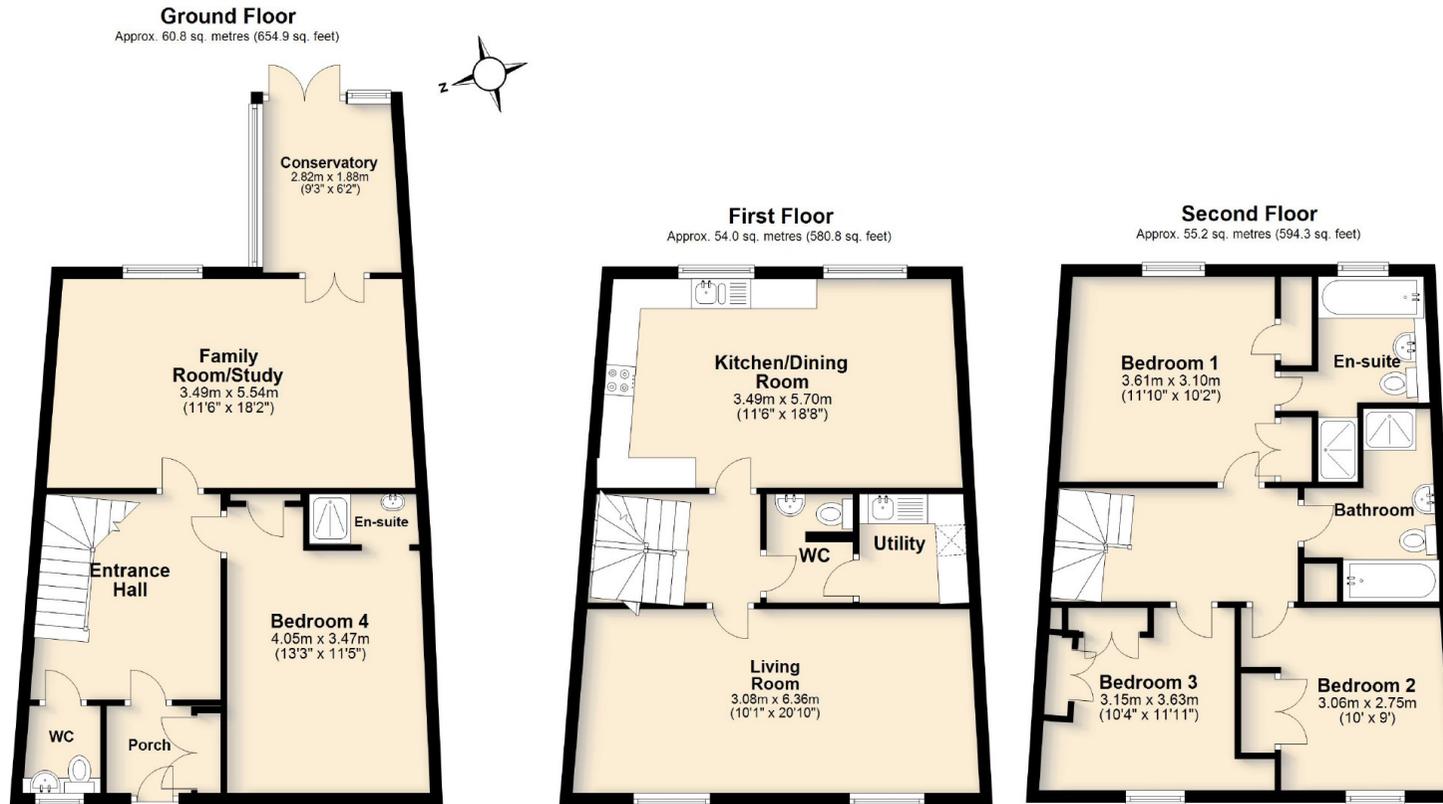
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### Environmental Impact Rating

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO2) emissions. The higher the rating, the less impact it has on the environment.







Total area: approx. 170.0 sq. metres (1830.0 sq. feet)

Disclaimer - Floor plan is for marketing purposes only and is to be used as a guide.  
Plan produced using PlanUp.

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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
71	74	69	73

Energy Efficiency Rating: 100-109kWh/m² (A), 81-100kWh/m² (B), 62-80kWh/m² (C), 43-61kWh/m² (D), 25-42kWh/m² (E), 9-24kWh/m² (F), 1-8kWh/m² (G). Not energy efficient - higher running costs.

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England & Wales 6.1.2020/19/1023 England & Wales 6.1.2020/19/1023