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POA

Salisbury Avenue, St. Albans, AL1 4UA



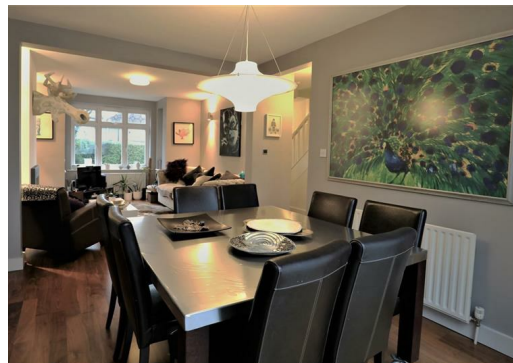
A very spacious family house on a prominent corner site, in a quiet and sought-after residential location.

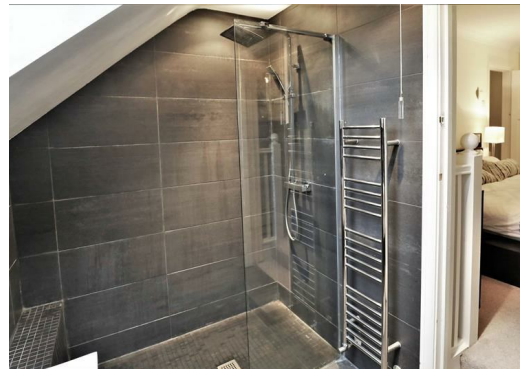
The house has been very well extended and modernised in recent years, and now provides excellent family accommodation that includes Entrance Hall, Cloakroom, Study, Living Room, Dining Room, Conservatory, well-appointed Kitchen, large Family Room, Utility Room, Principal Bedroom with En Suite, Five further Bedrooms and two Bathrooms.

Outside there is a drive behind screen hedge providing parking for several vehicles and access to the Integral Garage. The rear garden is laid mainly to lawn, with patio.

Salisbury Avenue is very well placed for access to local facilities and amenities, the city centre & Thameslink and popular with those who seek proximity to Fleetville, Beaumont & Verulam Schools.

* The house has solar panels providing electricity and a net return of around £400 per quarter.





Entrance Hall

Cloakroom

Study

Living Room

Dining Room

Conservatory

Kitchen

Family Room

Utility Room

Principal Suite

Bedroom 2

Bedroom 3

Bedroom 4

Bedroom 5

Bedroom 6

Family Bathroom

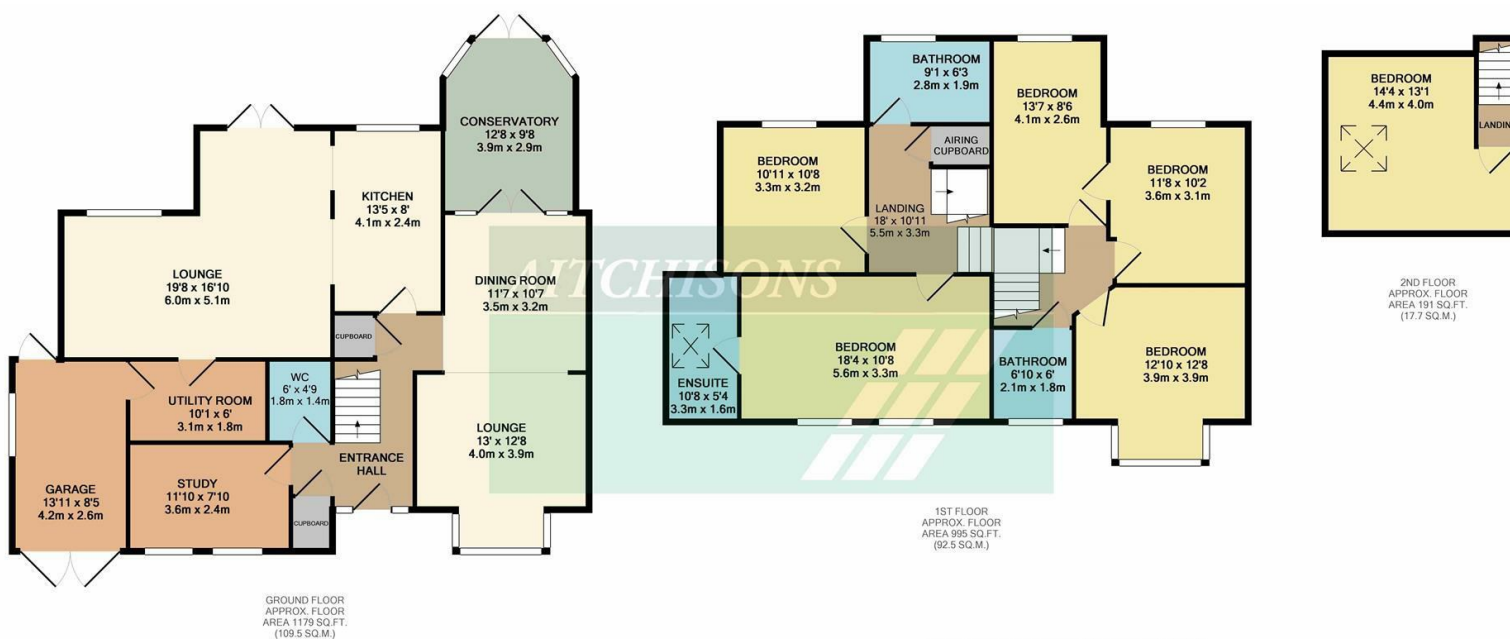
Separate shower

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PLAN FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.



TOTAL APPROX. FLOOR AREA 2365 SQ.FT. (219.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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VIEWING

Strictly by appointment with Aitchisons

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EPC Rating **C**

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