



Frost's

Salisbury Avenue, St Albans, AL1 4TY

£1,150,000 Freehold

Tel: 01727 861166





An impressive 1920's six bedroom semi-detached family home situated on one of St Albans finest tree lined roads and within walking distance of the mainline railway station and a reputable school catchment. The property is well positioned on a generous westerly facing plot with accommodation arranged over three levels.

The accommodation comprises a welcoming entrance hall, cloakroom, spacious sitting room, dining room, kitchen and integral garage. On the first floor there are four double bedrooms and modern bathroom. The loft has been converted to provide two further bedrooms. Outside, the driveway provides off road parking for several cars with side access to a beautifully presented west facing rear garden, which is a real feature of this stunning home.

The property boasts an impressive 2200 square feet of accommodation, including garage, and still offers excellent potential for further extension, subject to the relevant planning permissions, which would transform this already enviable family home.

Energy Rating D





Ground Floor

Entrance Hall

Cloakroom

Living Area – 13'3 x 13'5

Family Area – 13' x 11'9

Dining Room – 14'5 x 8'

Kitchen – 14'2 x 9'9

First Floor

Bedroom One – 13'7 x 12'3 into bay

Bedroom Two – 13' x 11'8

Bedroom Three – 13'8 x 11'10 to wardrobe

Bedroom Four – 13'9 x 10'

Bathroom – 8'2 x 5'4

Second Floor

Bedroom Five – 16'9 x 9'2

Bedroom Six – 12'3 x 9'6

Measured at 5ft Head Height

Exterior

Rear Garden

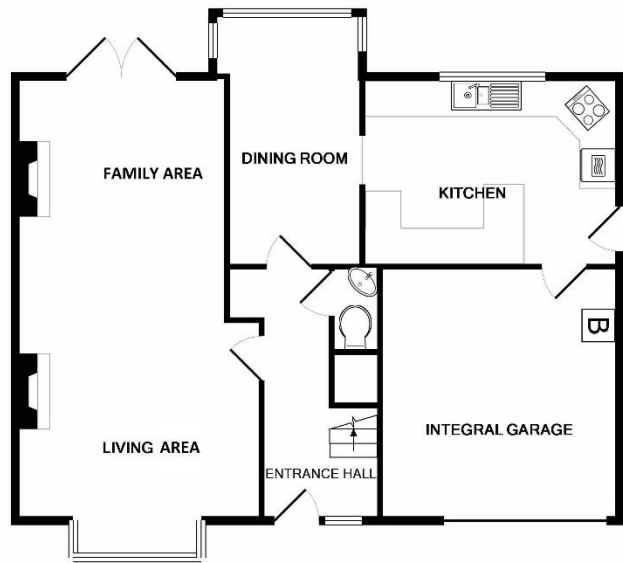
Garage – 14'4 x 14'2

Driveway

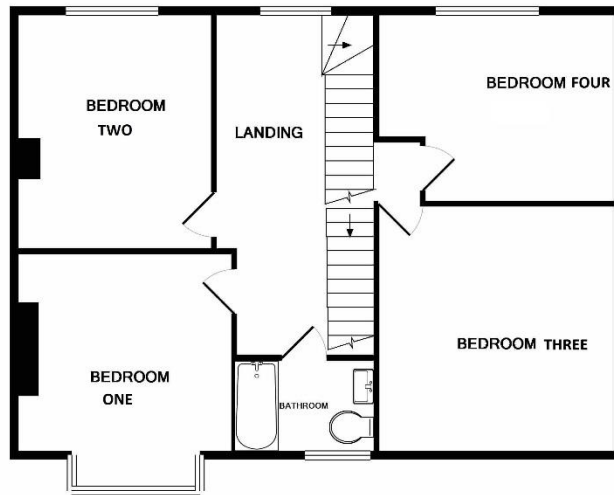




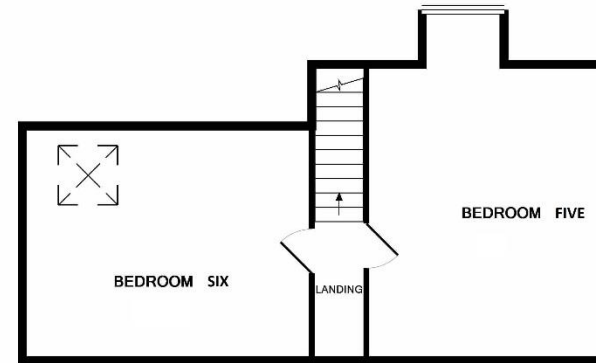




GROUND FLOOR
APPROX. FLOOR
AREA 80.4 SQ.M.
(865 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 76.7 SQ.M.
(825 SQ.FT.)



ROOMS IN ROOF
APPROX. FLOOR
AREA 45.6 SQ.M.
(491 SQ.FT.)

TOTAL APPROX. FLOOR AREA 202.6 SQ.M. (2181 SQ.FT.)

Produced by Mr A Dave & Rebecca Home Inspections. Whilst every attempt has been made to ensure the accuracy of the plan, contained here, please be aware of errors, and do not rely solely on this plan as a guide. The plan is for illustrative purposes only and is not to be used as a basis for any purchase. The services, systems and appliances shown have not been tested and no guarantee given of their working order.

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