



Abbots Avenue West, St. Albans, AL1 2LB

welcome to

Abbots Avenue West, St. Albans

Set within a popular residential area just 1.2 miles from St Albans city centre, this impressive two double bedroom ground floor maisonette combines modern living with generous outdoor space - ideal for first-time buyers, downsizers, or professionals.



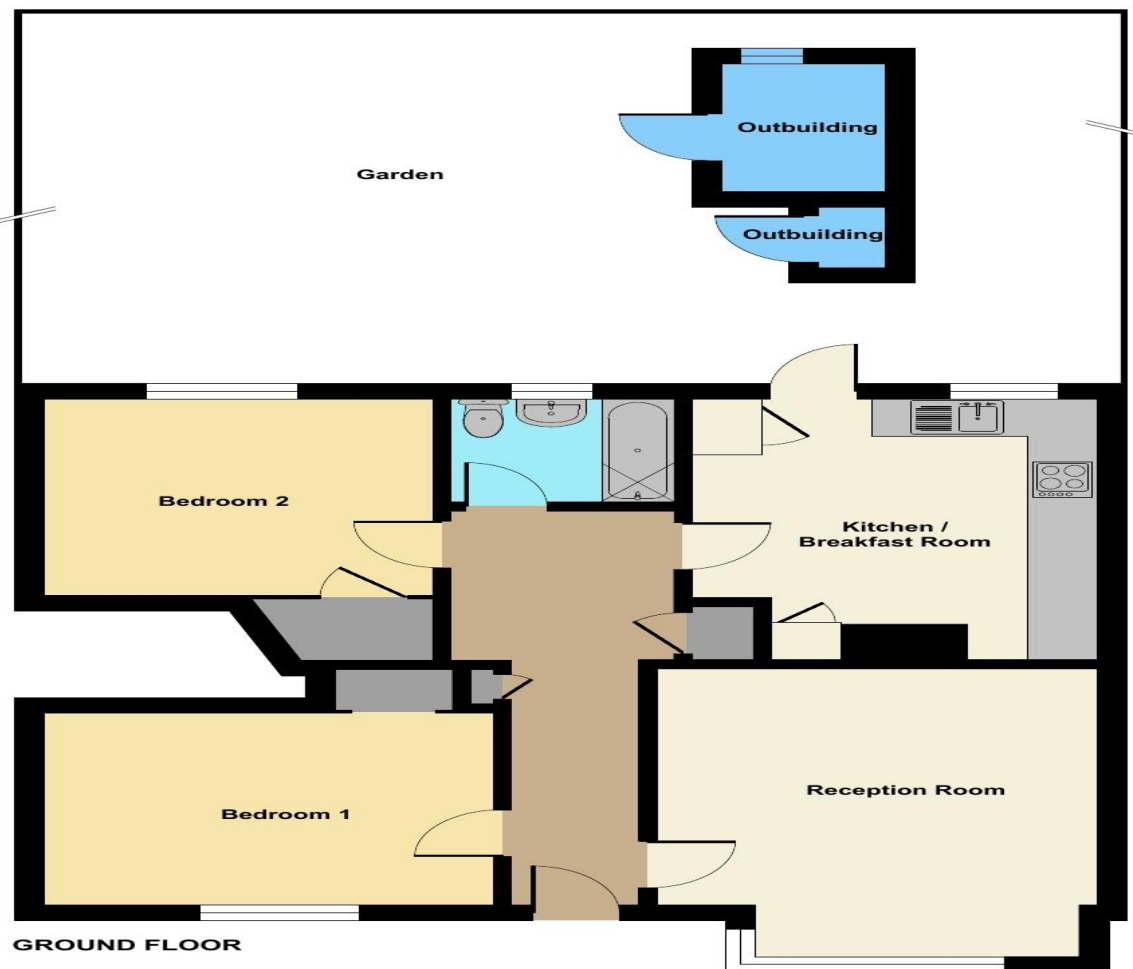
Abbots Avenue West, St. Albans, AL1

Approximate Area = 768 sq ft / 71.3 sq m

Outbuilding = 37 sq ft / 3.4 sq m

Total = 805 sq ft / 74.7 sq m

For identification only - Not to scale



Reception Room

12' 5" to bay x 12' 5" max (3.78m to bay x 3.78m max)

Kitchen

12' 2" max x 11' 4" max (3.71m max x 3.45m max)

Bedroom 1

12' 11" x 10' 1" (3.94m x 3.07m)

Bedroom 2

10' 10" x 10' 4" (3.30m x 3.15m)

Bathroom



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2025. Produced for William H Brown. REF: 1369242

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Abbots Avenue West, St. Albans

- Ground Floor Maisonette
- 1.2 Miles from the City Centre
- 2 Double Bedrooms
- Large, Private Rear Garden
- Beautifully Presented Throughout

Tenure: Leasehold EPC Rating: D

Council Tax Band: C Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

offers over

£400,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
ALB105996 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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