



4 Bedrooms



2 Bath/Shower Rooms



3 Reception Rooms



Off-Street Parking



West-Facing Rear Garden



EPC Band C

Council Tax
Band: D £2,235.10 (2024/2025)

Local Authority
St Albans City & District
Council

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Wilshire Avenue, St. Albans, AL1 2PH
Guide Price £915,000 Freehold

Wilshire Avenue, St. Albans

An impressive four bedroom home with over 1,700 square feet of accommodation arranged over two floors. Offered to the market in excellent condition, this extended semi-detached property has a lovely west-facing garden and is favourably located close to St Albans city centre.

Description

This immaculately presented family home has been significantly improved by the current owners with extensions to the side and rear maximising the potential of its substantial plot and creating a spacious property with a layout which allows great flexibility of use.

The property is entered through a porch, and beyond here, the entrance hall gives access on one side to a good-sized separate living room with a window to the front and on the other to a stunning open-plan space with rooflights and bi-fold doors which accommodates the kitchen and provides ample space for dining as well as a more informal living area. The kitchen is beautifully planned with excellent storage provision and the design includes a generously proportioned breakfast bar. The property also has a separate utility room with a door to the side, as well as a useful WC.

The high level of finish continues upstairs where there are four good sized bedrooms and a smart family bathroom accessed from a spacious landing. The principal bedroom suite is especially impressive, spanning the full depth of the house with a dressing area and large en-suite shower room to the rear.

The garden faces west and has a pleasant open aspect to the rear. It has been landscaped to create a large paved seating area close to the house, which steps down to a lawn with terraced planted beds to one side. A path to the side of the house gives direct access to the front, where the block paved driveway provides parking for several vehicles.

Location

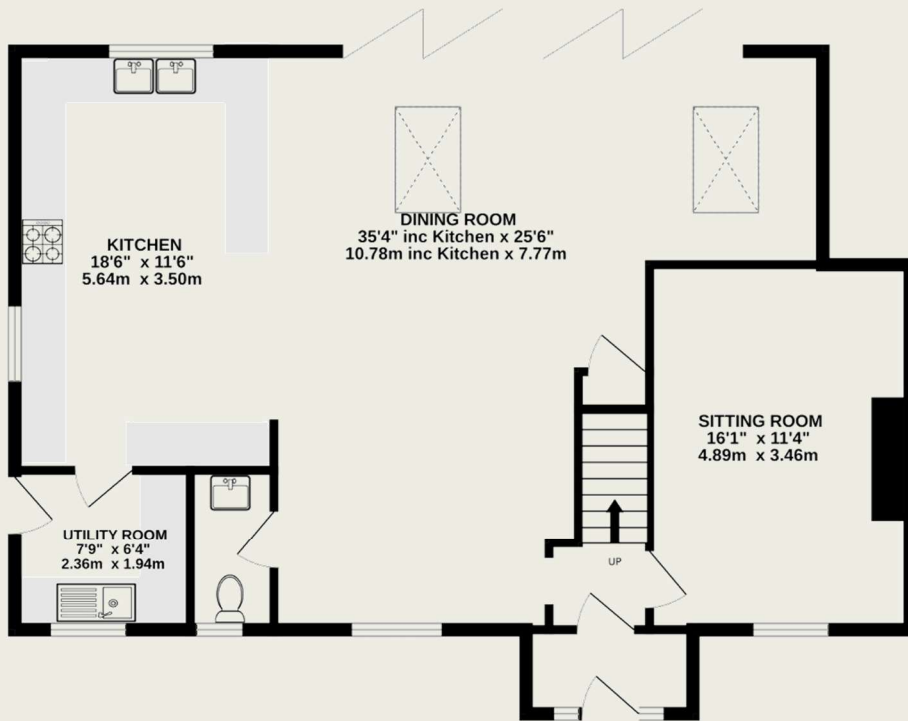
Wilshire Avenue is conveniently located within walking distance of the wide range of amenities in St Albans city centre as well as several well-regarded schools. The Abbey Flyer Station is close by, with rail links to Watford and beyond, to Euston, and the mainline station is also easily reached, less than two miles away.



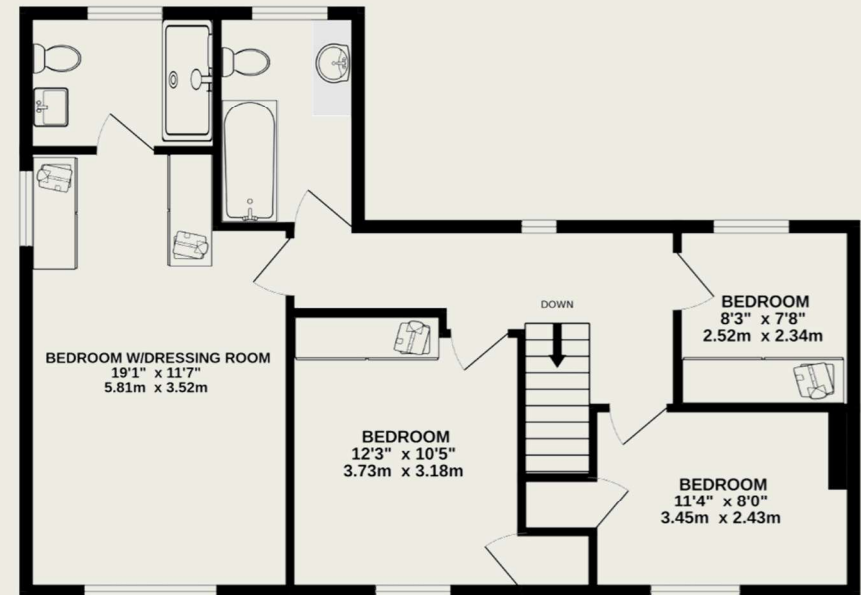


Important Information

These particulars do not constitute an offer or contract in whole or part. The statements contained herein are made without responsibility on the part of Ashtons or the vendors and they cannot be relied upon as representatives of fact. In respect of floor plans, these are for illustrative purposes only. The measurement and position of each element is approximate and must be viewed as such. Intending purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. The vendors do not make or give, and neither Ashtons nor any person in their employment has any authority to make or give, any representation or warranty whatsoever in relation to this property. We offer a wide range of services through third party providers including solicitors, surveyors, removal firms, mortgage providers and EPC suppliers. We receive additional payments for administering suppliers quoting software and making referrals. You are not under any obligations to use these services and it is your discretion whether you choose to deal with these parties or your own preferred supplier. You should be aware the average payment we received in 2021 equated to £48.36 per referral.



GROUND FLOOR
983 sq.ft. (91.3 sq.m.) approx.



1ST FLOOR
747 sq.ft. (69.4 sq.m.) approx.

TOTAL FLOOR AREA : 1730 sq.ft. (160.7 sq.m.) approx.

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