



St. Stephens Avenue, St. Albans, AL3 4AA | Guide Price £1,350,000 Freehold

 3 Bedrooms  1 Bathroom  2 Reception Rooms  Detached Garage & Off-Street Parking  200ft South-West Facing Garden

 EPC Band E  Council Band: F £3,228.48 (2024/2025)  St Albans City & District Council

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## St. Stephens Avenue, St. Albans, AL3 4AA

Located on one of the most prestigious roads in St Albans, this charming, detached family home presents a remarkable opportunity for those seeking space, potential, and an enviable location. Positioned within walking distance of outstanding state and private schools, the historic Verulamium Park, and the vibrant city centre, this property offers both convenience and a tranquil retreat.

### Description

Beautifully maintained, the home provides well-balanced accommodation across two floors. Upon entry, a welcoming porch leads into the dining room, seamlessly connecting to both the sitting room and the spacious kitchen/breakfast room. A ground floor cloakroom adds to the practicality of the space.

Ascending to the first floor, three well-proportioned bedrooms are accompanied by a family bathroom, creating a comfortable and functional living environment.

One of the home's most striking features is its extensive south-west facing rear garden - an idyllic haven of greenery spanning over 200ft in length, complete with a private seating area, a charming summer house, a greenhouse, and a storage shed. Mainly laid to lawn and bordered by mature shrubs and fencing, this outdoor space offers endless possibilities for relaxation and entertainment.

Set back from the road, the property boasts a generous frontage with a spacious driveway providing ample off-street parking, along with a detached garage and additional storage.

Offering excellent scope for extension or redevelopment (subject to planning permission), this exceptional home is available with no upper chain. A rare find in such a sought-after location, this is an opportunity not to be missed.

### Location

St. Stephens Avenue is an extremely sought after road in the heart of the St Stephens area. St Stephens is a popular location for local schooling, access to motorway networks, St. Columba's College and open countryside.











TOTAL FLOOR AREA : 1549 sq.ft. (143.9 sq.m.) approx.

This floor plan is for illustrative purposes only. The measurement and position of each element is approximate and must be viewed as such

#### IMPORTANT INFORMATION:

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