



4 Bedrooms



3 Bath/Shower Room + WC



3 Reception Rooms



Off-Street Parking



South-West Facing Rear
Garden



EPC Band C

Council Tax

Band G £3,761.89 (2025/2026)

Local Authority

St Albans City & District
Council

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New Barnes Avenue, St. Albans, AL1 1TG
Guide Price £1,150,000 Freehold

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A beautifully presented and modern detached family home, situated in a peaceful tree-lined cul-de-sac within one of the area's most desirable residential locations. Just a short distance from the city centre and Ofsted awarded outstanding local schooling, this property enjoys excellent transport links, including a mainline rail service to London St. Pancras, offering a swift 18-minute commute.

🏡 Immaculate Detached Family Home Set in a Quiet Cul-de-Sac

🏡 No Onward Chain

🏡 South-West Facing Garden

🏡 Four Bedrooms & Three Bathrooms

🏡 Off-Street Parking

🏡 Close To Highly Regarded Schooling & St Albans City Centre

Description

This stunning home has been finished to the highest standards, featuring Oak flooring throughout and zonal underfloor heating for added comfort. The heart of the home is the expansive open-plan living space, seamlessly connecting the living and dining areas with a luxury, fully integrated kitchen. The addition of bi-folding doors to the rear ensures a perfect flow for entertaining and offers direct access to the beautifully landscaped south-westerly garden. Further highlights include a cosy snug, a dedicated study, and a well-appointed utility room. The ground floor also benefits from a cloakroom. On the first floor, the property offers four generously sized bedrooms, two of which feature en suite shower rooms, while the remaining bedrooms share a stylish family bathroom. All bedrooms provide ample built-in storage. Externally, the home is approached via a private driveway with off-street parking and side access to the rear. The rear garden is a true highlight, offering a private setting with artificial turf and an array of mature shrubs and plants at its borders. This exceptional family home combines modern living with sophisticated design in a prime location, making it the ideal choice for those seeking both comfort and convenience.

Location

The property enjoys a quiet situation on a tree-lined no-through road to the south-easterly side of St Albans. The surrounding motorway networks are conveniently accessible as are the mainline station and historic City centre with its wealth of amenities.



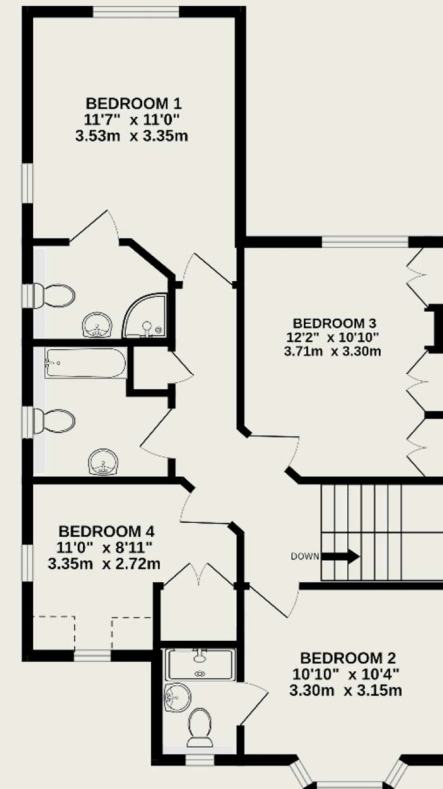


Important Information

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
905 sq.ft. (84.1 sq.m.) approx.



1ST FLOOR
658 sq.ft. (61.1 sq.m.) approx.

TOTAL FLOOR AREA: 1644sq.ft. (152.7 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