



3 Bedrooms



1 Bathroom



2 Reception Rooms



Garage & Off-Street
Parking



60ft Rear Garden



EPC Band C

Council Tax
Band: E £2,828.44 (2025/2026)

Local Authority
St Albans City & District
Council



Windmill Avenue, St. Albans, AL4 9TF
Guide Price £750,000 Freehold

Windmill Avenue, St. Albans

An immaculate three-bedroom semi-detached family home located a short walk from Sandringham Secondary and Wheatfields Primary schools. This wonderful property features a stunning open-plan kitchen extension, 60ft rear garden, ample off-street parking and beautifully presented accommodation throughout.

- 🏡 Well Presented Semi-Detached Family Home
- 🏡 Superb Open-Plan Kitchen/Dining Room with Bi-Fold Doors
- 🏡 Three Bedrooms
- 🏡 Garage & Off-Street Parking
- 🏡 60ft Rear Garden
- 🏡 Close to St Albans City Centre & Highly Regarded Schooling

Description

Approaching the property, a driveway provides off-street parking for two vehicles and leads to a sizeable garage. The bright and welcoming hallway provides access to the living room with front aspect windows and leads to the wonderful open-plan kitchen/dining room with bi-fold doors and skylights that flood the space in natural light. The current owners have created a luxurious kitchen with high-end fitted appliances, storage units and a sizeable island/breakfast bar. A cloakroom and storage cupboard complete the ground floor layout. On the first floor, the principal bedroom is a great size and benefits from large and deep, built-in wardrobes. The second bedroom is a good size double with the third being a generous single. All are serviced by a spacious and luxuriously appointed bathroom with bath, hand wash basin and w/c. The property also benefits from double glazing which has been installed throughout. The rear garden provides ample space for entertaining and summer BBQ's and is mainly laid to lawn with a sizeable patio area.

Location

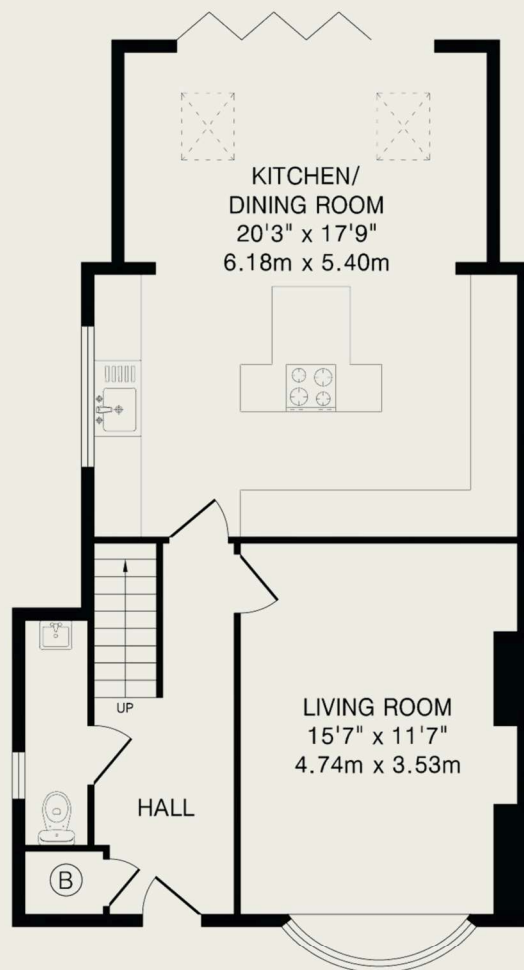
The property is conveniently located to the north-east of St Albans with easy access to a wide range of shopping and leisure facilities. The sought after Wheatfields infant and junior schools and Sandringham secondary school are only a short walk away, whilst St Albans City centre is only a short drive away.



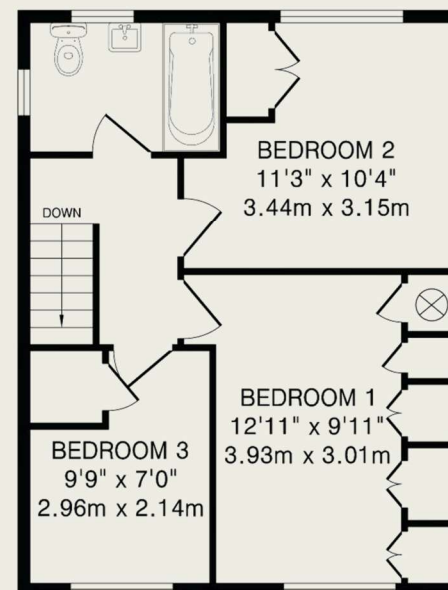


Important Information

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
662 sq.ft.(61.4 sq.m)approx.



First Floor
416 sq.ft.(38.6 sq.m)approx.

TOTAL FLOOR AREA: 1078 sq.ft.(100.0 sq.m)approx.
This floorplan is for illustration purposes only. The measurements and position of each element are approximate and must be viewed as such.