



Avenue Road, St Albans, AL1 3PY | Guide Price £2,000,000 Freehold

 5 Bedrooms  3 Bath/Shower Rooms  3 Reception Rooms  Garage & Off-Street Parking  Private Garden

 EPC Band E  Council Band: G – £3,761.89 25/26  St Albans City & District Council

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The
Collection
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Avenue Road, St Albans, AL1 3PY

A delightful Edwardian semi-detached villa retaining many original features in a fantastic location in central St Albans with easy access to the town centre and just over half a mile walk to the station.

- ➡ A large bay fronted Edwardian semi-detached family home
- ➡ Highly convenient central location
- ➡ Lovely period features
- ➡ Five generous bedrooms
- ➡ Private gardens
- ➡ Garage and off-street parking
- ➡ Cellar

Description

This substantial home, originally part of a larger Edwardian villa retains much of its period character and charm that has been extended to create a spacious and comfortable family home in an ideal location. With the benefit of a single detached garage, very pleasant gardens to front and rear and off street parking for several cars. This authentic period home benefits from the high ceilings of the period and sash bay windows as well as ornate coving, fireplaces, mosaic floor in the hallway and ornate glass and woodwork that characterises the style of the era. The accommodation starts with a typical etched glass screened entrance lobby leading to a spacious entrance hall featuring a wide staircase with original handrail and balustrade. Doors lead off to the main dual aspect living room with bay window and marble style fireplace with tiled inset. The dining room can seat up to ten in comfort and overlooks the side gardens. To the rear there is a large kitchen breakfast room overlooking the delightful rear gardens via multiple glazed doors and picture windows. A cloakroom completes the ground floor.

From the entrance hall there is access to a very useful dry cellar that has multiple functions as a workshop, storage or potentially for conversion into more formal leisure space.

The stairs rise to the first floor landing from which the principal bedrooms lead all have a spacious feel and good light. Two further bedrooms, family bathroom and cloakroom complete this floor. Stairs rise to two further bedroom and study space with eaves storage on the second floor.

Outside the house sits easily on its plot with gardens on three sides and gravel parking with electric charger. A side gate leads through to the rear gardens which are largely laid to lawn with well stocked flower borders and mature trees and shrubs. There is a garden store and a gate to the rear with access to a detached single garage and further space in front for additional parking.



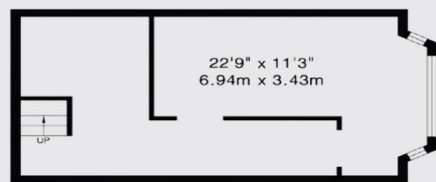
Location

Avenue Road is ideally located for access to both the town centre and the St Albans main line rail station with fast access to London and the north. St Albans town centre has extensive shopping and leisure facilities, a wealth of cafes and restaurants and a vibrant regular market with a huge variety of stalls from fresh fruit and vegetables, clothing, interiors and specialist food for the adventurous shopper. The town is also close to excellent road links both into and out of London and only a few miles from the M25, M1 and A1 motorways. There are several excellent schools for both private and public education as well making St Albans a highly sought after location for families.

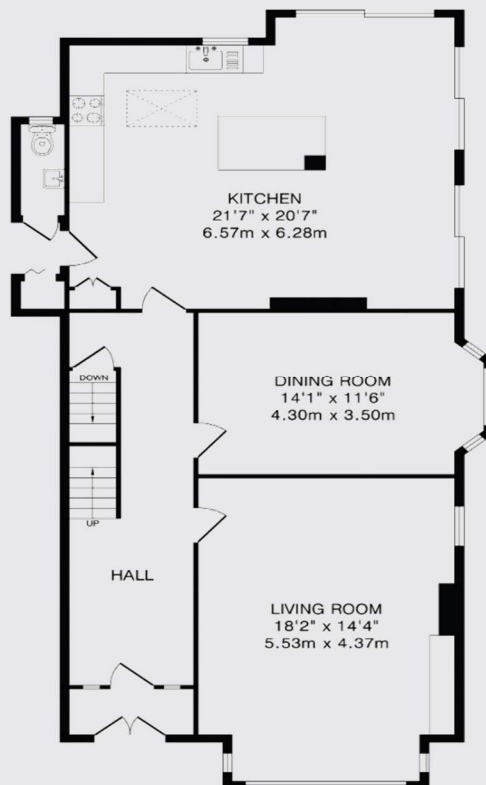




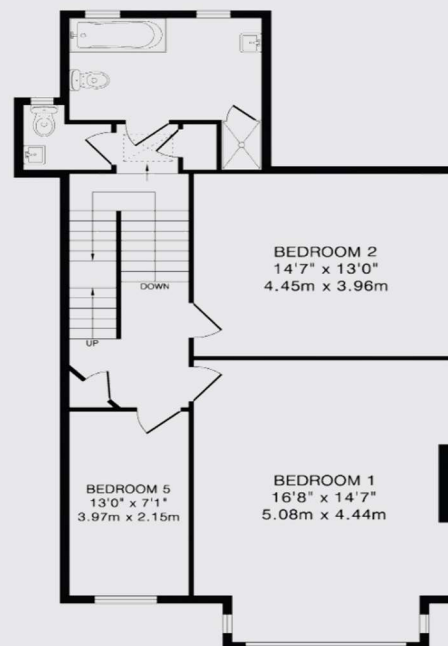




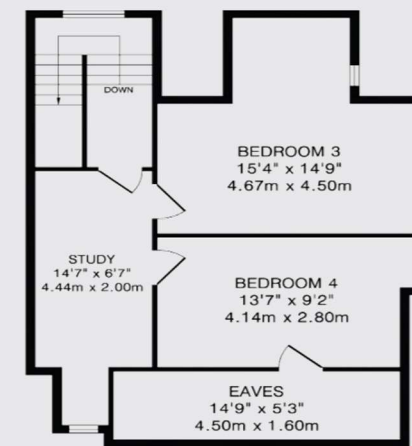
Basement
250 sq.ft.(23.2 sq.m)approx.



Ground Floor
1139 sq.ft.(105.8 sq.m)approx.



First Floor
809 sq.ft.(75.1 sq.m)approx.



Second Floor
487 sq.ft.(45.2 sq.m)approx.

TOTAL FLOOR AREA: 2685 sq.ft.(249.3 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.

IMPORTANT INFORMATION:

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