



AVIAN AVENUE, CURO PARK, ST ALBANS, AL2

We are pleased to offer for sale this modern terraced house in the Curo Park development of Frogmore, St Albans, close to Park Street Station and with Park Street Primary school nearby too. Radlett & St Albans are a short drive away and there is easy access to the M25 & M1 motorways.

The property boasts 3 bedrooms and 3 bathrooms (2 are ensuite shower rooms) to the first floor, a 19ft lounge/diner, 14ft kitchen/breakfast room garage and WC to the ground floor, plus a 35ft garden to the rear. The property is well-proportioned, well maintained and benefits from Double Glazing and Gas Central Heating.



ACCOMMODATION

* MODERN-BUILT DOUBLE-FRONTED TERRACED HOUSE * 3 DOUBLE BEDROOMS * 3 BATHROOMS (2 ENSUITE SHOWER ROOMS) * 19FT LOUNGE / DINER * 14FT KITCHEN / BREAKFAST ROOM * MODERN WHITE FITTED KITCHEN WITH INTEGRATED APPLIANCES * INTEGRAL GARAGE WITH OFF-STREET PARKING IN FRONT * 35FT REAR GARDEN * WELL LOCATED FOR LOCAL CONVENIENCES * OFFERED CHAIN FREE *

* FEATURES: DOUBLE GLAZING * INTEGRAL GARAGE *

PRICE: £475,000 FREEHOLD O.I.E.O

ENTRANCE HALL

Double glazed UPVC door into the Entrance Hall

LOUNGE / DINER 18'10 x 11'9 (5.74m x 3.58m)

Double Glazed window to front, Oak effect laminate flooring, 2 radiators and door leading to;



LOUNGE / DINER (pic 2)



KITCHEN / BREAKFAST ROOM 14'6 x 9'7 (4.42m x 2.92m)

Double Glazed Window & French Doors to the rear garden, fitted with White Gloss wall & base units with dark oak coloured worktops, 1.5 bowl single drainer sink unit with mixer taps, subway tiled splashback and terracotta tiled floor, plus integrated Dishwasher, Double Oven, Gas Hob and Extractor above, plumbed for Washing Machine,



KITCHEN / BREAKFAST ROOM (pic 2)



BEDROOM 1 11'11 x 10'10 (3.63m x 3.30m)

Double Glazed Window to front with radiator beneath, carpet to floor, neutral decor and door to ensuite.



ENSUITE SHOWER ROOM

Double Glazed window to rear, Fully tiled walls & floor, large shower cubicle with sliding door and thermostatic shower valve with shower head on sliding riser.

Concealed cistern WC, wall-mounted Basin with vanity unit beneath, Chrome heated towel radiator.



BEDROOM 2 12'10 x 8'5 (3.91m x 2.57m)

Double Glazed Windows to front with radiator beneath, carpet to floor, neutral decor and door to ensuite.



ENSUITE SHOWER ROOM

Fully tiled walls & floor, large shower cubicle with sliding door and thermostatic shower valve with shower head on sliding riser.

WC, wall-mounted Basin with vanity unit beneath, Chrome heated towel radiator. extractor fan.



BEDROOM 3 11'4 x 9'2 (3.45m x 2.79m)

Double Glazed window to rear with radiator beneath, carpet to floor and neutral decor.



FAMILY BATHROOM

Double Glazed window to rear, Fully tiled walls & floor, Full size bath with mixer tap & thermostatic shower valve with shower head on sliding riser, glass shower screen. WC, Basin with vanity unit beneath, Chrome heated towel radiator.



REAR GARDEN 40'0 (12.19m)
Approximately 40ft long, mainly laid to lawn with small patio area,



INTEGRAL GARAGE 17'9 x 8'8 (5.41m x 2.64m)
Integral Garage with up & over door, lights and power sockets.

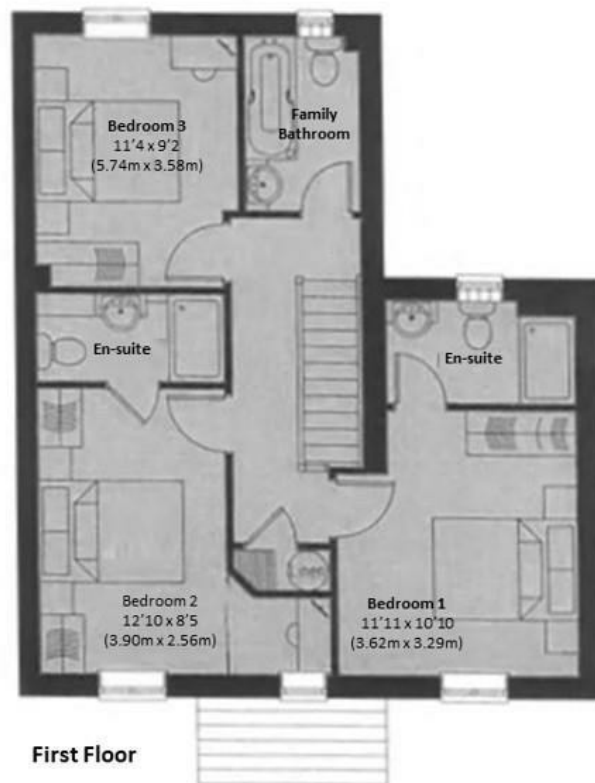




Avian Avenue, St Albans, AL2

All measurements are approximate and are for illustrative purposes only.

Approximate Area: 979sqft (91sqm)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C	78	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	
EU Directive 2002/91/EC	



The agent has not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order, or fit for their purposes. Neither has the agent checked the legal documentation to verify the leasehold/freehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor. Also, photographs are for illustration purposes only and may depict items which are not for sale or included in the sale of the property. All sizes are approximate.