



# Frost's

Sunderland Avenue, St Albans, Hertfordshire, AL1 4HJ

£1,350,000 Freehold

Tel: 01727 861166





Occupying a mature westerly facing plot is this stunning four bedroom detached family home situated on one of St Albans finest roads and within walking distance to highly acclaimed schools and the mainline railway station.

The property offers impressive accommodation approaching 2000 square feet which is arranged over two levels. The ground floor opens to a wonderful entrance hall with a modern cloakroom, a living/dining room, stunning kitchen/breakfast room, study/playroom and an integral garage.

On the first floor is the master bedroom with dressing area and a stylish en suite, additionally there are three further bedrooms and a modern four piece bathroom suite. Externally, the driveway provides off road parking for several cars with access to the garage and rear garden. The garden is well maintained with a westerly aspect and is carefully screened offering a great deal of privacy.

Energy Rating C.





## Ground Floor

Entrance Hall

Cloakroom

Living / Dining Room – 25'1" x 13'

Dining Area – 9'2" x 9'

Study – 13'4" into bay x 8'7"

Kitchen – 16'8" x 11'8"

## First Floor

Bedroom One – 13'8" x 10'2"

En Suite

Dressing Room – 9'1" x 5'

Bedroom Two – 12'7" x 10'1"

Bedroom Three – 13' x 10'1"

Bedroom Four – 10'3" x 10'1"

Bathroom – 9'7" x 6'

## Exterior

Front Garden

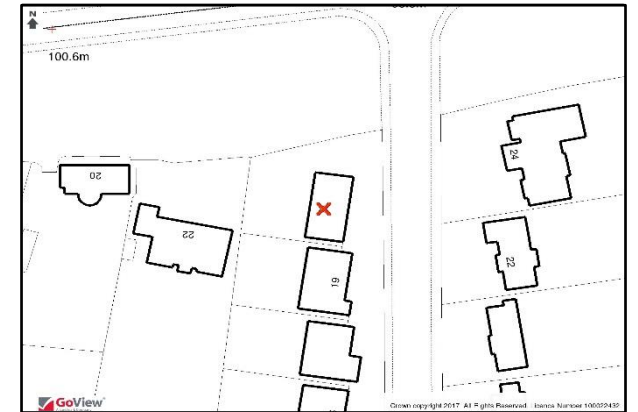
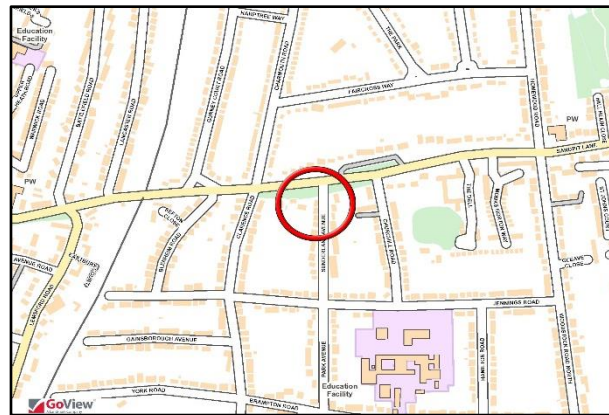
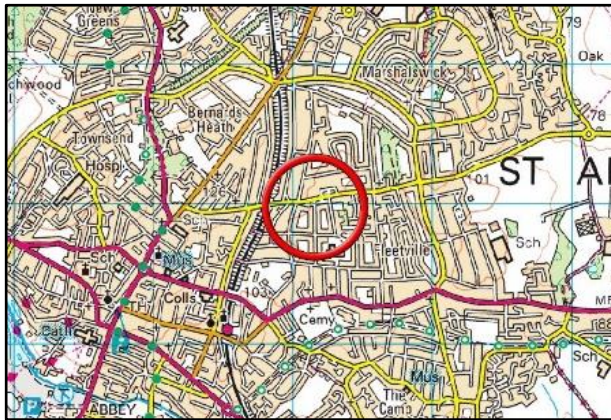
Driveway Parking

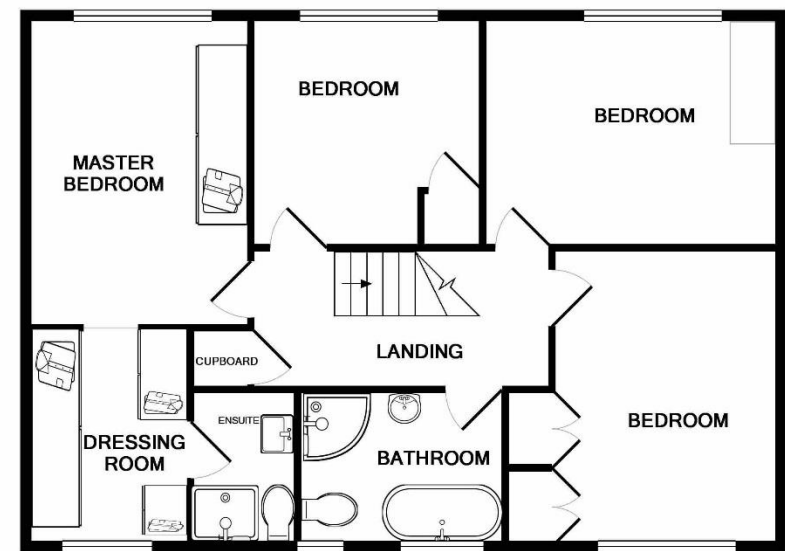
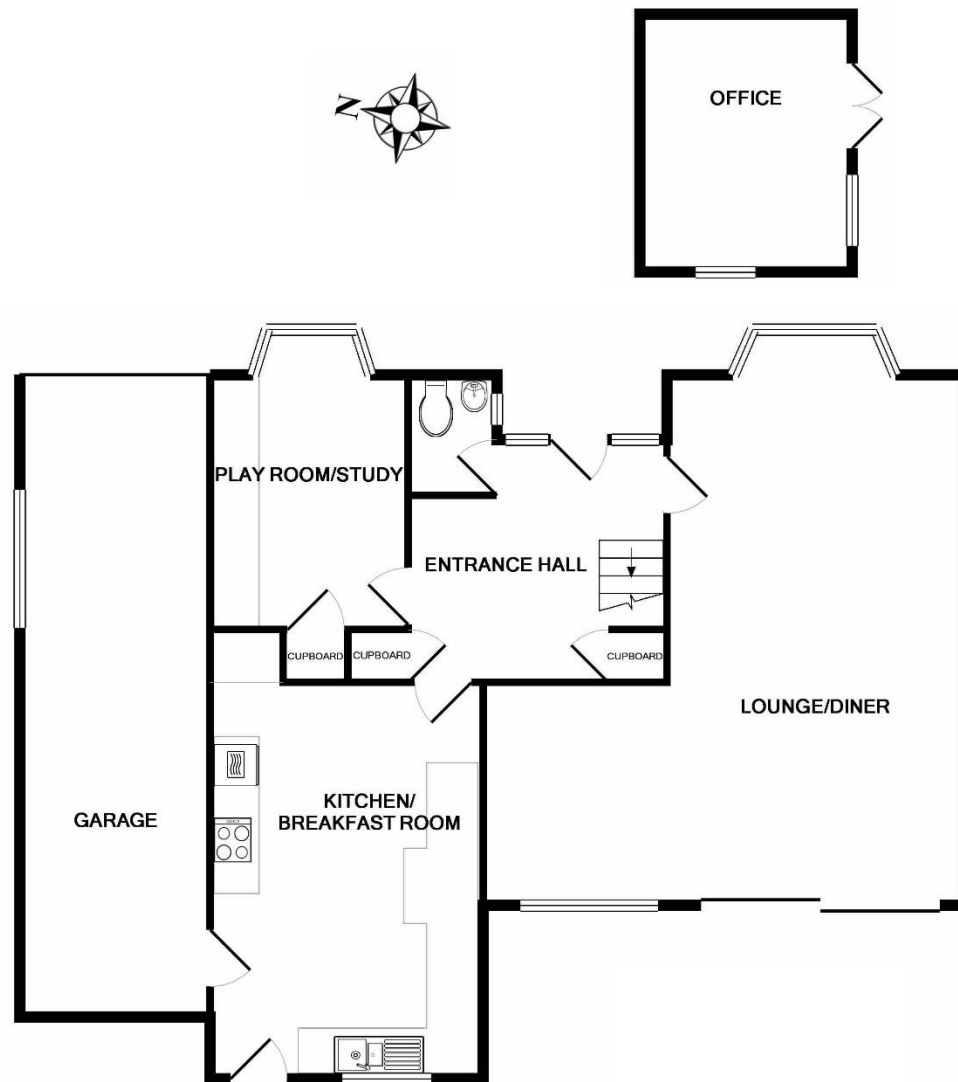
Rear Garden

Garage – 28' x 8'2"









TOTAL APPROX. FLOOR AREA 180.8 SQ.M. (1946 SQ.FT.)

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