



**DRUCE**  
▲ & PARTNERS ▲

51a Kingshill Avenue  
St. Albans, Herts AL4 9QH  
Guide Price £1,195,000

A deceptively spacious 4 bedroom detached family house (int floor area 2,000 sq ft) with private 90' garden, garage and parking for 2 cars in sought after Marshalswick area close to Quadrant shopping parade and excellent local schools including Wheatfields & Skyswood Junior and Sandringham Secondary schools. In February 2024 Sandringham School rated " Outstanding " by Ofsted .

entrance hall \* cloakroom \* 18' x 14' sitting Room \* 22' x 22' dining / family room / kitchen \* utility \* 4 double bedrooms \* 2 en-suite shower rooms family bathroom \* 90ft rear garden \* garage and parking for 2 cars \* double glazed throughout \* Chain Free







## GROUND FLOOR

### Entrance Hall

Radiator. Coved Ceiling. Under stairs cupboard with water softener. Oak flooring. Cloaks cupboard with wiring for A/V system. Stairs to first floor.

### Cloakroom

WC . Wash hand basin with cupboard under.. Window to front. Radiator. Inset ceiling lights. Mirror.

### Living Room

18'0 x 14'3 (5.49m x 4.34m)

Wide bay window to front. 2 Radiators. Feature Adam style fire place with cast iron wood burner and granite hearth. Oak flooring. Coved ceiling. Inset spot lights. Inset speakers,

### Kitchen / Dining / Family Room 22' x 22' max

#### Dining Room

12'2 x 11'8 (3.71m x 3.56m)

Window to side.. Coved Ceilings. Inset ceiling lights and speakers. Dimmer switch. Opening into Kitchen and Family Room

#### Family Room

10'9 x 9'8 (3.28m x 2.95m)

Double French Doors to the garden with full height windows to either side. Radiator. 2 double glazed velux windows. Opening into Dining Room and Kitchen.

#### Kitchen

12'6" x 9'4" (3.81m x 2.84m)

Good range of wall and floor units comprising 1 1/2 bowl stainless steel sink. Granite work surfaces. Complementary tiled walls. Gas Aga oven. Integrated dishwasher fridge and freezer. Radiator. Window to rear. Inset spot lights and speakers. Opening into Dining Room and Family Room.

#### Utiity Room

6'1 x 4'9 (1.85m x 1.45m)

Slde door to outside. Range of wall and floor units comprising stainless steel sink, drainer and cupboard under. Plumbing for washing machine and recess for dryer. Gas Boiler. Tiled floor. Coved ceilings.

## FIRST FLOOR

### Landing

Stairs to second floor. Inset spot lights. Coved ceiling. Airing cupboard with Megaflow tank.

### Bedroom 1

18'1 x 14'4 (5.51m x 4.37m)

Wide bay window to front. Radiator. Inset sport lights and speakers. Coved ceiling.

### En-Suite Shower Room

Tiled shower cubicle with chrome power shower. Low level W.C. Wash hand basin. Inset spotlights. Opaque window. Heated towel rail. Fully tiled walls with inset mirror. Shaver point.

### Bedroom 3

12'1 x 11'8 (3.68m x 3.56m)

Window to rear. Coved ceiling. Inset spotlights and speakers. Radiator.

### Bedroom 4

13'0 x 9'4 (3.96m x 2.84m)

Window to rear. Coved ceiling . Inset spotlights and speaker.

### Family Bathroom

White suite comprising panelled bath with chrome power shower over. Low level W.C. Wash hand basin. Inset mirror. Window to side. Coved ceiling. Inset spotlights. Heated towel rail. Shaver point.

## SECOND FLOOR

### Landing

### Bedroom 2

19'1 x 14'7 (5.82m x 4.45m)

Wide dormer to rear. Coved ceiling. 2 Radiators. Built in double wardrobe cupboard. Inset spotlights and speakers. Hatch to loft space.

### En-Suite Shower Room

Tiled shower cubicle and chrome power shower. Low level W.C. Wash hand basin. Heated towel rail. Tiled floors and walls. Opaque indow to rear. Inset mirror.

## OUTSIDE

### Front Garden

Attractive borders with flowers and shrubs. Brick paved driveway with off street parking.

### 90 ft Rear Garden

Large paved patio area with raised fish pond and lawn. Cold water tap. Fenced all around. Attractive flower and scrub borders. Side passage to front.

### Garage

16'5 x 9'2 (5.00m x 2.79m)

Light and power. Plus drive parking . Side door to garden.

### Council Tax

Band G. Payable £3490 per annum.

### EPC

Energy Rating - C

### Agents Note

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 Druce & Partners or the Vendors and they cannot be relied upon as representations of fact. Intending purchasers must satisfy themselves by inspection or otherwise as to their correctness. The Vendors do not make or give, and neither Druce & Partners nor any person in their employment has any authority to make or give, any representation or warranty whatsoever in relation to this property. Measurements and Other Information 1. All measurements are approximate. 2. While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact Druce & Partners and we will be pleased to check the information for you, particularly if contemplating traveling some distance to view the property.

### Viewing

Through Druce & Partners, telephone: 01727 855232 sales@druce-partners.co.uk





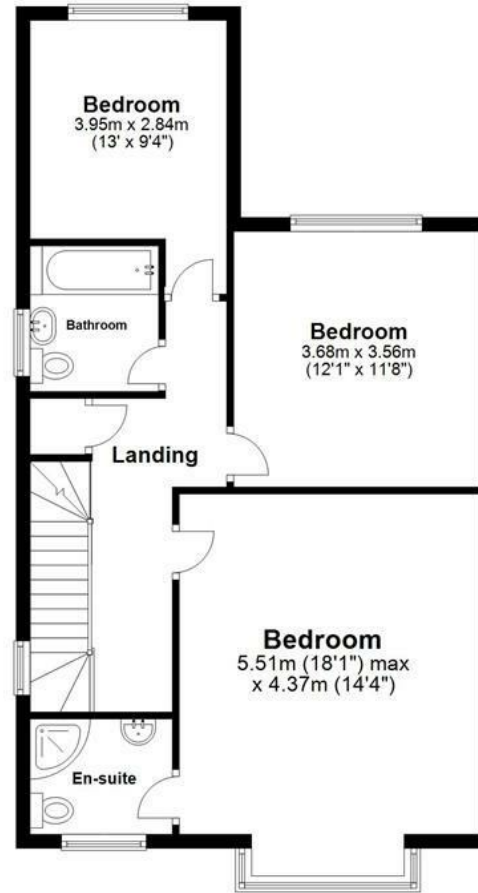
### Ground Floor

Approx. 86.0 sq. metres (925.2 sq. feet)



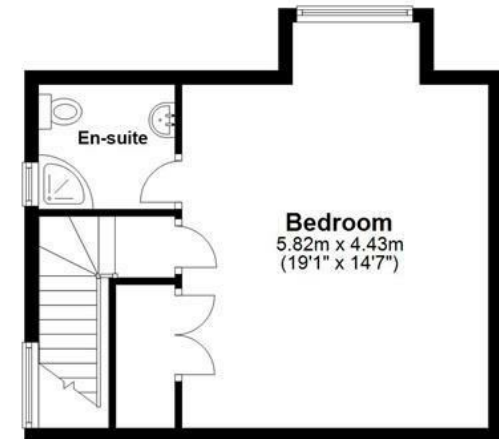
### First Floor

Approx. 66.1 sq. metres (712.0 sq. feet)



### Second Floor

Approx. 33.7 sq. metres (362.9 sq. feet)



Total area: approx. 185.8 sq. metres (2000.0 sq. feet)

Disclaimer - Floor plan is for marketing purposes only and is to be used as a guide - SKM Studio  
Plan produced using PlanUp.