



DRUCE
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53 Abbey Avenue
St. Albans, Hertfordshire AL3 4BA
Guide Price £1,750,000

53 ABBEY AVENUE

A stylish, extremely spacious 5 Bedroom Detached Family home with 4 bathrooms which has been extended and refurbished over recent years to the highest standard. Abbey Avenue is a very sought after road in the popular St Stephens residential area within walking distance of highly regarded private and state schools, the Verulamium Park, City centre and local Abbey station (to Watford Junction).

With almost 3,300 square feet over 2 floors this beautiful home benefits from underfloor heating to the ground floor, with high ceilings highlighting excellent natural light with quality kitchen and bathroom fittings. A spacious reception hall with a feature central oak staircase and LED lighting leading to a cloakroom/shower room, study, snug, lounge, sitting room /bedroom 5, stunning large open plan kitchen/ dining room/ family room with impressive 20' wide bi-fold doors opening onto large paved terrace and a good sized private rear garden. There is a central island with wine fridge, storage cupboards and induction hob. There is an excellent range of quality kitchen units and quartz work tops, Integrated appliances including 2 ovens, dishwasher, washing machine, full height fridge and freezer, boiling hot water tap plus a useful pantry cupboard with power.

Moving upstairs there is a large galleried landing with floor to ceiling picture window with electric blind, seating / study area and underfloor heating. The large main bedroom has built-in wardrobes and dressing table unit with large en-suite bathroom including separate walk-in shower cubicle. The guest bedroom has a dressing room and en-suite shower room. There are 2 further double bedrooms - one with fitted wardrobes and a large family bathroom with walk-in shower. There is also access to a generous loft.

To the rear, there is a good size recently landscaped private rear garden with large paved terrace ideal for entertaining, lawn and well stocked flower and shrub borders.

The house is set back from the road with a generous driveway providing ample parking and garage /storeroom with gas boiler and Megaflo style tank.

There is underfloor heating to the ground floor and landing, radiators to bedrooms and Cat 6 cabling throughout.

Location

Abbey Avenue is one of the best roads in the popular St Stephens residential area to the south of the City with excellent access to the M25 and M1 Motorways, close to Verulamium Park & Lakes and Abbey Train Station. There are local shops nearby plus Sainsburys and Waitrose Supermarkets. St Albans has a twice weekly market, selection of restaurants, pubs, wine bars and shops, close nearby countryside, golf courses and leisure centres.

St Albans mainline station is approximately 2 miles away with a fast one stop link to St Pancras International (with Eurostar direct to Paris, Brussels & Amsterdam)

The House must be seen to fully appreciate the size, quality and finish.





Ground Floor

Reception Hall

Cloakroom/ Shower Room

Study 11'9 x 7'11 (3.58m x 2.42m)

Sitting Room/Bedroom 5

13'1 x 10'10 (3.98m x 3.30m)

Snug 12'6 x 11'9 (3.81m x 3.58m)

Lounge 15' x 14'10 (4.58m x 4.53m)

Kitchen/ Dining/ Family Room

33'3 x 20' (10.06m x 6.10m)

Utility Room 6'6 x 8'8 (1.97m x 2.36m)

First Floor

Large Landing

Bedroom 1 19'8 x 18'2 (6.01m x 5.53m)

En-Suite Bathroom

Bedroom 2 15'10 x 15'0 (4.82m x 4.56m)

En-Suite Shower Room

Bedroom 3 14'4 x 12'4 (4.36m x 3.77m)

Bedroom 4 14'1 x 11' (4.29m x 3.34m)

Family Bathroom

Outside

Garage 18'0 x 8'6 (5.48m x 2.60m)

Store Room 13'3 x 8'6 (4.03m x 2.60m)

Ample Forecourt Parking

Mature Private Gardens

All Mains Services

Council Tax

Currently payable £3,176 per annum, Band F

EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(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	

Viewing Through Druce & Partners,

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Agents Note

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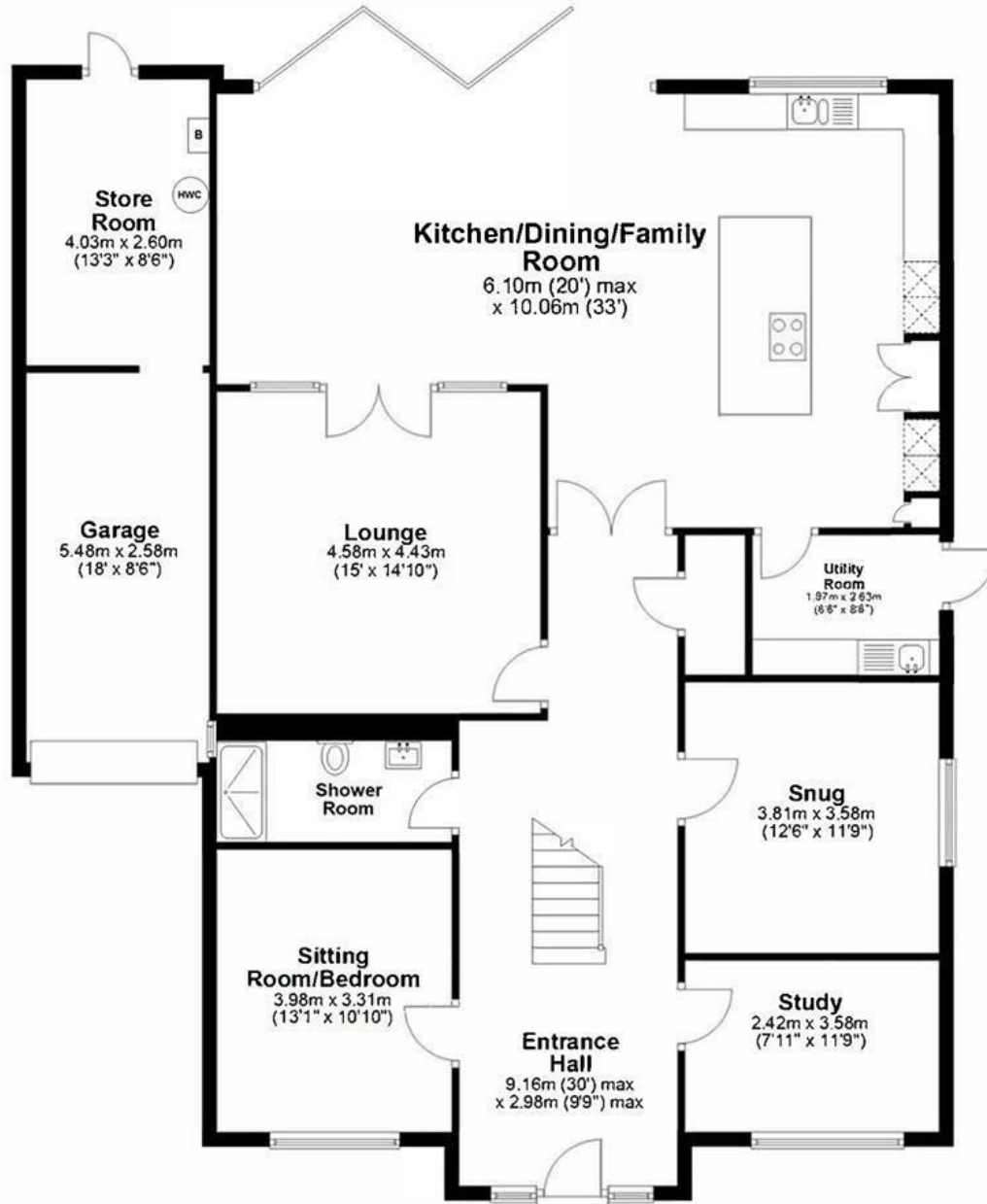






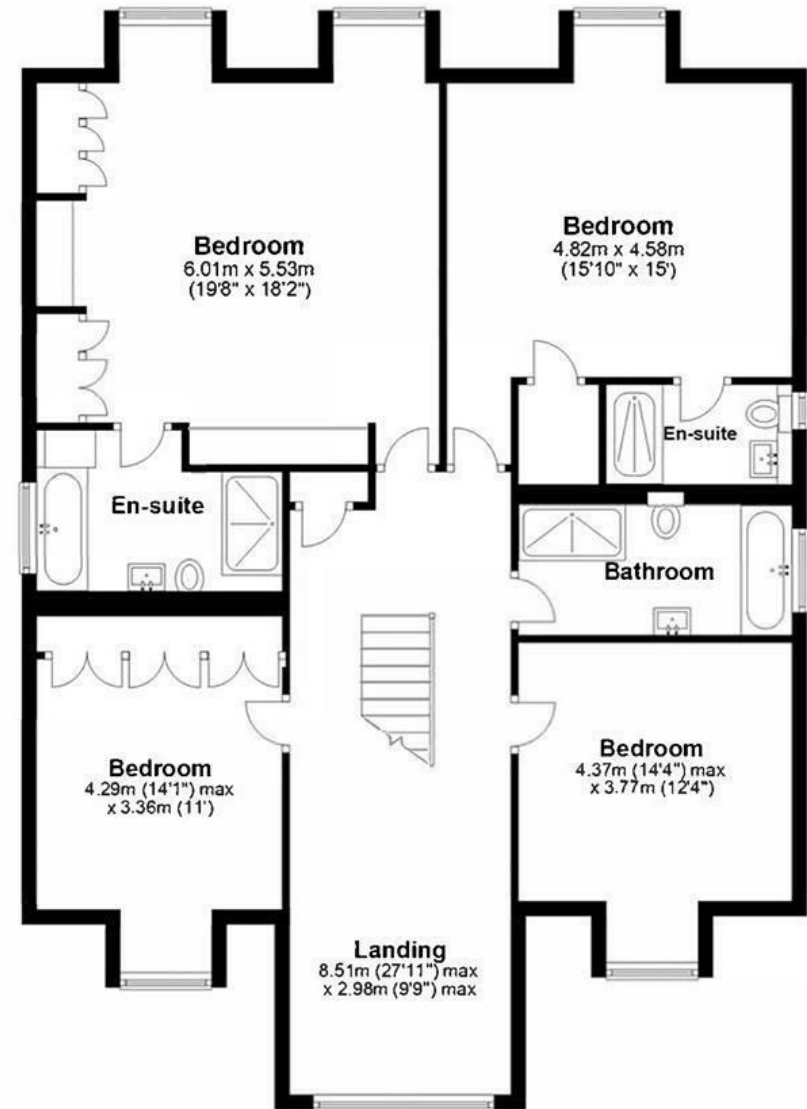
Ground Floor

Approx. 174.8 sq. metres (1881.3 sq. feet)



First Floor

Approx. 128.6 sq. metres (1384.0 sq. feet)



Total area: approx. 303.4 sq. metres (3265.3 sq. feet)

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