



21 Sunderland Avenue, St. Albans, AL1 4HJ

Guide price £1,450,000 Freehold



21 Sunderland Avenue

St. Albans, AL1 4HJ

An outstanding four double bedroom detached family home located in a highly sought after Avenue in one of the most desirable areas of St Albans. This fine family home is presented in superb condition throughout with generous room proportions and excellent potential to extend (subject to planning permission).

A covered porch and front door open into a generous hall with a turning staircase to the first floor with storage below, a useful coat cupboard and doors to rooms including a W.C. The spacious dual aspect living room has light flooding in from a bay window to the front and a window and patio doors leading out to the rear garden. The recently fitted kitchen has a range of quality matt white wall and base units with counter tops above incorporating a basin with mixer tap, a recess for a range cooker, integrated dishwasher and two fridges, a built-in larder and door to the garden. A doorway leads to a modern utility room with a range of units, a roof atrium and courtesy door to the garage with light, power and an electric up and over door.

The generous first floor landing has an airing cupboard with an independent radiator and doors to rooms. The master bedroom features a walk-in dressing room with a range of fitted wardrobes and a door to a modern en-suite shower room. There are three further well-proportioned double bedrooms and a stylish bathroom with bath, separate shower cubicle, W.C. and twin basin.

Externally there is an impressive frontage with a lawn and driveway leading to the garage. To the rear is a west facing garden with an extensive patio, ideal for entertaining and lawn sweeping to the side of the house and a flexible garden studio room with light and power.

Sunderland Avenue is superbly located within walking distance of the mainline train station, the shops and services in Fleetville and Marshalswick, the green spaces of The Wick & Clarence Park and popular local schools including Fleetville Primary and Verulam Secondary schools





ACCOMMODATION

Entrance Hall

Cloakroom/W.C.

Living Room

23 x 22'1 max (7.01m x 6.73m max)

Study

13 x 8'7 (3.96m x 2.62m)

Kitchen/Dining Room

16'8 x 11'9 (5.08m x 3.58m)

Utility Room

10'2 x 8'2 (3.10m x 2.49m)

Garage

17 x 7'10 (5.18m x 2.39m)

FIRST FLOOR

Master Bedroom

13'6 x 10'3 (4.11m x 3.12m)

Dressing Room

En-Suite

Bedroom

13 x 9'10 (3.96m x 3.00m)

Bedroom

12'7 x 9'10 (3.84m x 3.00m)

Bedroom

10'3 x 10 (3.12m x 3.05m)

Bathroom

OUTSIDE

Front Garden

Rear Garden

60 x 40 (18.29m x 12.19m)

Floor Plan



Total area: approx. 185.2 sq. metres (1993.2 sq. feet)
Disclaimer - Floor plan is for marketing purposes only and is to be used as a guide - SKM Studio Plan produced using PlanUp.

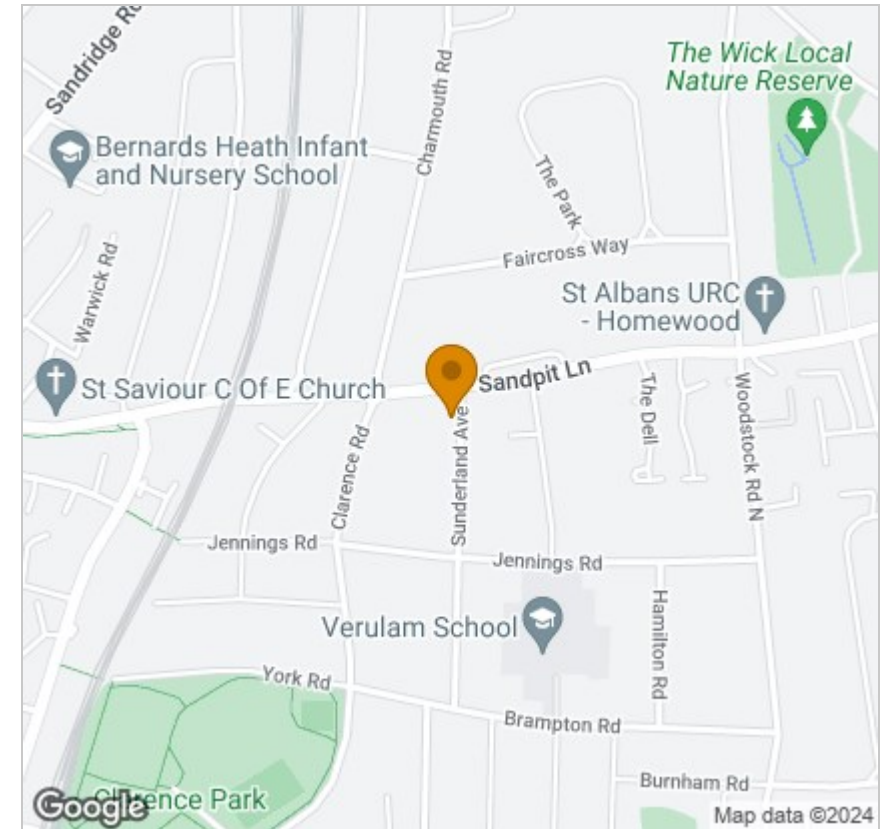
Viewing

Please contact our Office on 01727 223344 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

