



13 Breakspear Avenue, St. Albans, AL1 5EJ

Guide price £925,000 Freehold



## 13 Breakspear Avenue

St. Albans, AL1 5EJ

An attractively presented three bedroom semi-detached home benefiting from a two story rear extension and private 80ft rear garden with a useful garden cabin/home office.

A covered entrance and part glazed front door open into a welcoming entrance hall with a window to the side, a wood style herringbone floor, stairs to the first floor and doors to rooms including a convenient cloakroom/W.C. The comfortable lounge has a box bay window to the front and a solid fuel burner with wooden mantle above. A sociable dining room opens into the skilfully extended kitchen with a window and French doors to the rear and a roof window allowing light to flood in. The quality fitted kitchen provides a range of stylish wall and base units with integrated appliances and Quartz work tops with a breakfast bar area. A utility room with a courtesy door to the side completes the ground floor accommodation.

The first floor landing enjoys a window to the side, hatch to the loft and doors to rooms including the master bedroom with views of the rear garden, a built-in wardrobe and a modern en-suite with a wet room style shower, W.C and basin. There are two further well-proportioned bedrooms and a quality family bathroom suite.

Externally a block paved frontage offers off street car parking with hedges to either side and a gate with access to a pathway to the rear. The wonderful rear garden has a patio area ideal for entertaining, a generous lawn with a variety to trees, plants and bushes and a timber cabin with light and power making it a perfect home office/studio. There is also a useful storage area attached and a further shed to the rear of the garden.

Breakspear Avenue is a sort-after tree lined road positioned with the main line train station only moments walk away and the vibrant city centre with its shopping and leisure facilities a further 10 minutes walk. Close by are local shops, highly regarded local schools and the green open spaces of Clarence Park.





## ACCOMMODATION

**Entrance Hall**

**Lounge**

14'10 x 11'2 (4.52m x 3.40m)

**Dining Room**

14 x 10'6 (4.27m x 3.20m)

**Kitchen**

16'1 x 14'3 max (4.90m x 4.34m max)

**Utility Room**

**Cloakroom/W.C.**

**FIRST FLOOR**

**Landing**

**Bedroom 1**

14 x 11'5 (4.27m x 3.48m)

**Bedroom 2**

12'7 x 11'5 (3.84m x 3.48m)

**Bedroom 3**

9'6 x 7'1 (2.90m x 2.16m)

**Bathroom**

**OUTSIDE**

**Frontage**

**Rear Garden**

80 (24.38m)

**Cabin/Office**

9'2 x 7'6 (2.79m x 2.29m)



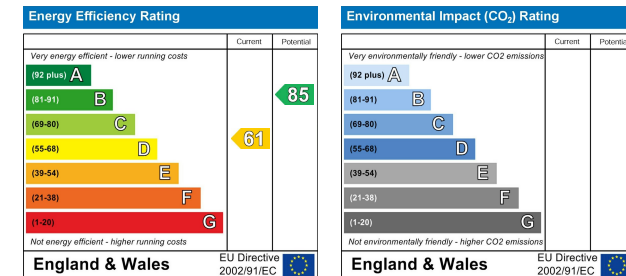
## Floor Plan



## Area Map



## Energy Efficiency Graph



## 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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