



53 Abbey Avenue, St. Albans, AL3 4BA

Guide price £1,750,000 Freehold



With almost 3300 square feet, this outstanding five bedroom detached house is offered for sale in scintillating condition throughout with an impressive 33ft kitchen/dining/family room with bi-folding doors leading out to the rear garden.

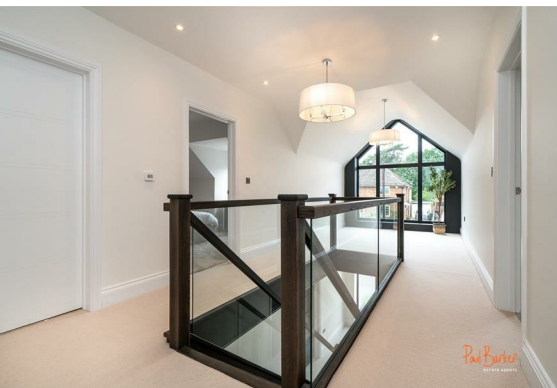
Abbey Avenue is a premier road located in the highly sought after St Stephens area to the south of the city centre. It is within walking distance from highly regarded private and state schools, Verulamium Park, the City centre and Waitrose. St Albans Station is also in close proximity.

The spectacular entrance hall has a central Oak staircase leading to the first floor, doors to rooms and a useful coat cupboard. The sociable lounge has an attractive herringbone style floor and crittal style windows and doors to the rear. There is a further sitting room/bedroom 5 with herringbone style floor, a useful study and a snug with easy access to a convenient shower room/W.C. The wonderful 'heart of the home' kitchen/dining/family room offers an impressive two-tone kitchen with quality work surfaces above, integrated appliances and a hidden pantry unit with power, plus a feature island unit with breakfast bar area. A door leads to a useful utility room and a courtesy door leading out to the side of the house.

The fabulous landing has a feature part-vaulted ceiling with bespoke picture window to the front, a built in storage cupboard and doors to rooms. The impressive master bedroom enjoys a range of built in wardrobes, dressing table and access into an opulent four piece bathroom suite. The second bedroom enjoys a walk-in wardrobe and access to a stylish en-suite, there are two further double bedrooms, one of which has fitted wardrobes and a four piece family bathroom suite. There is also a useful loft space.

A generous driveway offers ample off-street car parking leading to a garage with an up and over door with a useful storeroom behind housing the gas boiler. The sunny good size rear garden benefits from a full width patio area, ide





ACCOMMODATION

Entrance Hall

Lounge

15 x 14'10 (4.57m x 4.52m)

Kitchen/Dining/Family Room

33'0 x 20'0 (10.06m x 6.10m)

Snug

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

Utility Room

Sitting Room/Guest Bedroom

13'1 x 10'10 (3.99m x 3.30m)

Shower Room

Study

11'9 x 7'11 (3.58m x 2.41m)

FIRST FLOOR

Landing

27'11 x 9'9 (8.51m x 2.97m)

Bedroom

19'8 x 18'2 (5.99m x 5.54m)

En-Suite

Bedroom

15'10 x 15'0 (4.83m x 4.57m)

En-Suite

Bedroom

14'4 x 12'4 (4.37m x 3.76m)

Bedroom

14'1 x 11 (4.29m x 3.35m)

Bathroom

OUTSIDE

Frontage

Rear Garden

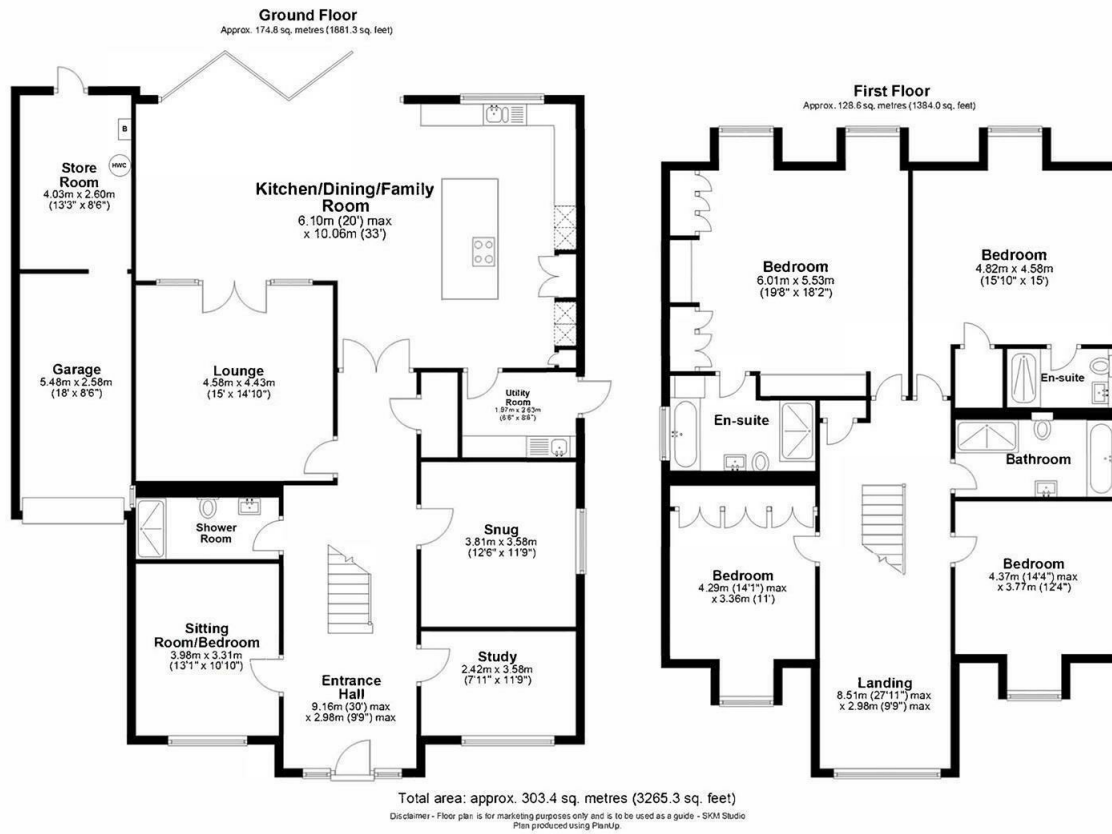
Garage

18'0 x 8'6 (5.49m x 2.59m)

Store Room

13'3 x 8'6 (4.04m x 2.59m)

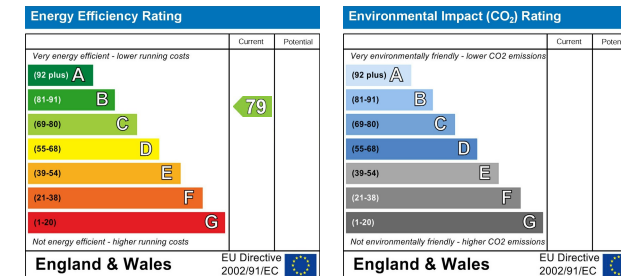
Floor Plan



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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