



16 Kingshill Avenue, St. Albans, AL4 9QD

Guide price £1,350,000 Freehold



A beautifully presented and skilfully extended five double bedroom 'Nash' semi-detached house with a wonderfully private south-west facing 115ft rear garden. Located in the highly sought after Marshalswick area close to the outstanding Sandringham senior school and the Quadrant shopping parade.

The generous well-planned accommodation offers a comfortable lounge, a stunning kitchen/dining/family room with a part vaulted ceiling, two sets of bi-folding doors to the rear garden and high quality kitchen with island unit. There's also a useful utility room and convenient cloakroom/W.C. on the ground floor.

The first floor offers four well-proportioned bedrooms with a quality en-suite to the master and a family bathroom. The second floor provides a further double bedroom with excellent eaves storage and a four piece bathroom suite.

Externally there's a pleasant frontage with off street car parking leading to a useful store with an electric roller door. The delightful rear garden extends circa 115ft with established hedges to three sides providing privacy.

Kingshill Avenue is one of the most sought after addresses in Marshalswick area of St Albans superbly located within walking distance of the thriving shops and services at the Quadrant and excellent local schooling including Sandringham & Wheatfields and the green space of The Wick park.





ACCOMMODATION

Hallway

Lounge

13'1 x 11'4 (3.99m x 3.45m)

Kitchen/Dining/Family Room

24'8 x 24'7 (7.52m x 7.49m)

Utility Room

18'9 x 6'9 (5.72m x 2.06m)

Cloakroom/W.C.

FIRST FLOOR

Master Bedroom

14'2 x 11'2 (4.32m x 3.40m)

En-Suite

Bedroom

13'2 x 10'1 (4.01m x 3.07m)

Bedroom

11 x 10'1 (3.35m x 3.07m)

Bedroom

14'6 x 13'1 max (4.42m x 3.99m max)

Bathroom

SECOND FLOOR

Bedroom

17'5 x 13 (5.31m x 3.96m)

Bathroom

OUTSIDE

Frontage

Rear Garden

115 (35.05m)

Floor Plan



Total area: approx. 211.4 sq. metres (2275.5 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

