



34 Rodney Avenue, St. Albans, AL1 5SX

Guide price £675,000 Freehold



## 34 Rodney Avenue

St. Albans, AL1 5SX

A bright and spacious three bedroom semi-detached house in a popular residential location. The property has been extended to the rear and offers further extension potential to the side, rear and into the loft (subject to planning permission). The property benefits from no onwads chain.

The accommodation begins with a welcoming entrance porch with a door into an entrance hall with doors to rooms including a downstairs W.C. and stairs to the first floor landing. The generous lounge has a window to the front, fireplace and bi-folding doors leading through to a generous dining room with sliding patio doors to the rear. The fitted kitchen offers a range of wall and floor units with worktops above with an integrated oven and hob and recesses for a washing machine and dishwasher. There is also a useful downstairs shower room.

The first floor landing has a window to the side hatch to the loft. There are three well-proportioned bedrooms each with built in storage and there's a family bathroom incorporating a bath with shower above, W.C., basin and bidet.

Externally there's a pleasant low maintenance frontage with side access leading to a garage to the rear. The rear garden offers a private well kept area featuring patio area with mature bushes and plants to the side.

Rodney Avenue is a highly desirable address within close proximity of highly regarded local schools including Cunningham Hill & Samuel Ryder Academy. The main line train station to St Pancras International is within 1 mile and there are also a parade of local shops close by.





## ACCOMMODATION

Porch

Hallway

Cloakroom/W.C.

Lounge

21'2 x 10'1 (6.45m x 3.07m)

Dining Room

15'3 x 9'11 (4.65m x 3.02m)

Kitchen

11'3 x 8'4 (3.43m x 2.54m)

Shower Room

FIRST FLOOR

Landing

Bedroom 1

11'11 x 10'1 (3.63m x 3.07m)

Bedroom 2

9'10 x 8'5 (3.00m x 2.57m)

Bedroom 3

8'4 x 8'4 (2.54m x 2.54m)

Bathroom

OUTSIDE

Frontage

Rear Garden

Garage

18'11 x 9'5 (5.77m x 2.87m)



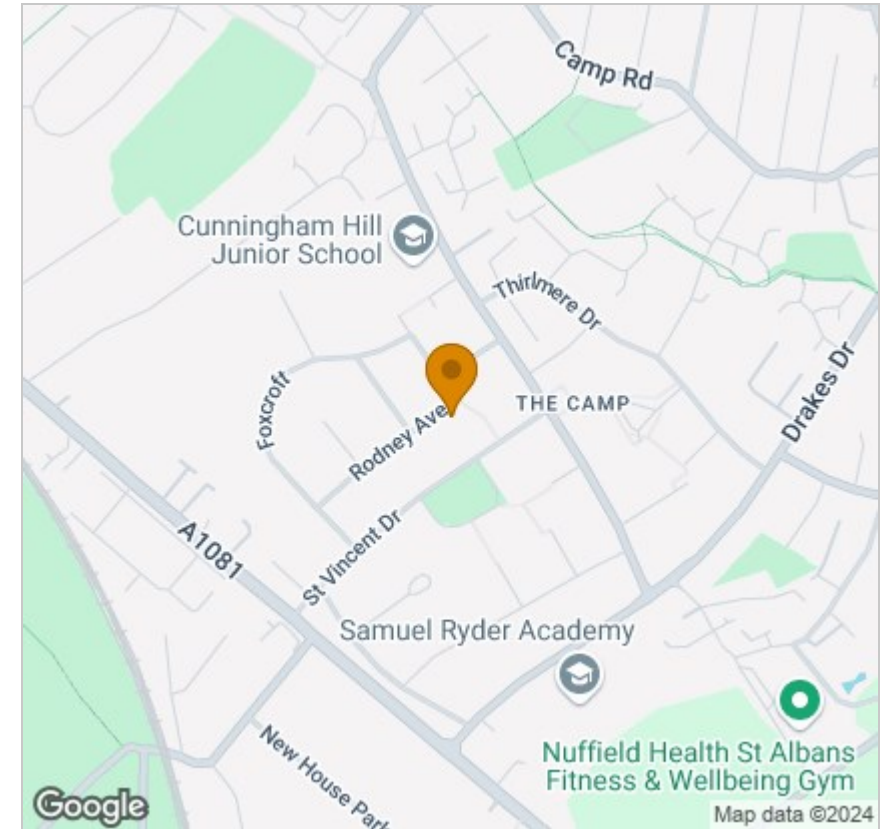
## Floor Plan



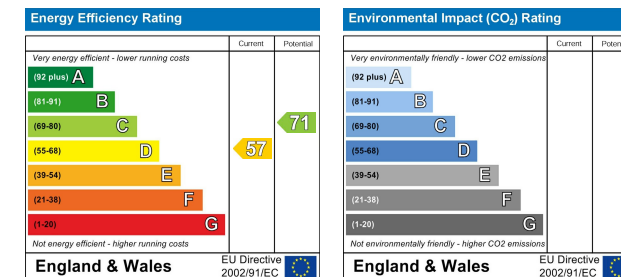
Total area: approx. 111.9 sq. metres (1204.1 sq. feet)

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

## 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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