



4 Salisbury Avenue, St. Albans, AL1 4UA

Guide price £1,195,000 Freehold



4 Salisbury Avenue

St. Albans, AL1 4UA

Located in one of St Albans' most sought-after tree lined avenues' is this four bedroom semi-detached family home within approximately 598 meters of the outstanding Beaumont secondary school.

The house has been extended to the side and provides bright and spacious accommodation with the option for further extension to the rear and into the loft. The welcoming entrance hall provides access to a bay fronted lounge, a dining room overlooking the rear garden and a modern style kitchen/breakfast room. The first-floor landing provides access to four well-proportioned bedrooms, a shower room and separate W.C.

Externally there's a pleasant frontage providing off street car parking for two cars in front of a garage and to the rear is a private 65ft mature garden.

Salisbury Avenue is conveniently located close to Beaumont Secondary and Fleetville Primary schools. There's a thriving parade of shops, services, and food outlets all close by in Fleetville and the main line train station into St Pancras International is approx. 1 mile away.





ACCOMMODATION

Porch

Entrance Hall

Lounge

13'2 x 11'4 (4.01m x 3.45m)

Dining Room

12'4 x 10'11 (3.76m x 3.33m)

Kitchen

9'11 x 9'2 (3.02m x 2.79m)

Breakfast Room

8'5 x 8'0 (2.57m x 2.44m)

FIRST FLOOR

Landing

Bedroom

13'2 x 11'4 (4.01m x 3.45m)

Bedroom

14'5 x 9'11 (4.39m x 3.02m)

Bedroom

12'4 x 10'11 (3.76m x 3.33m)

Bedroom

8'5 x 8'2 (2.57m x 2.49m)

Shower Room

W.C.

OUTSIDE

Frontage

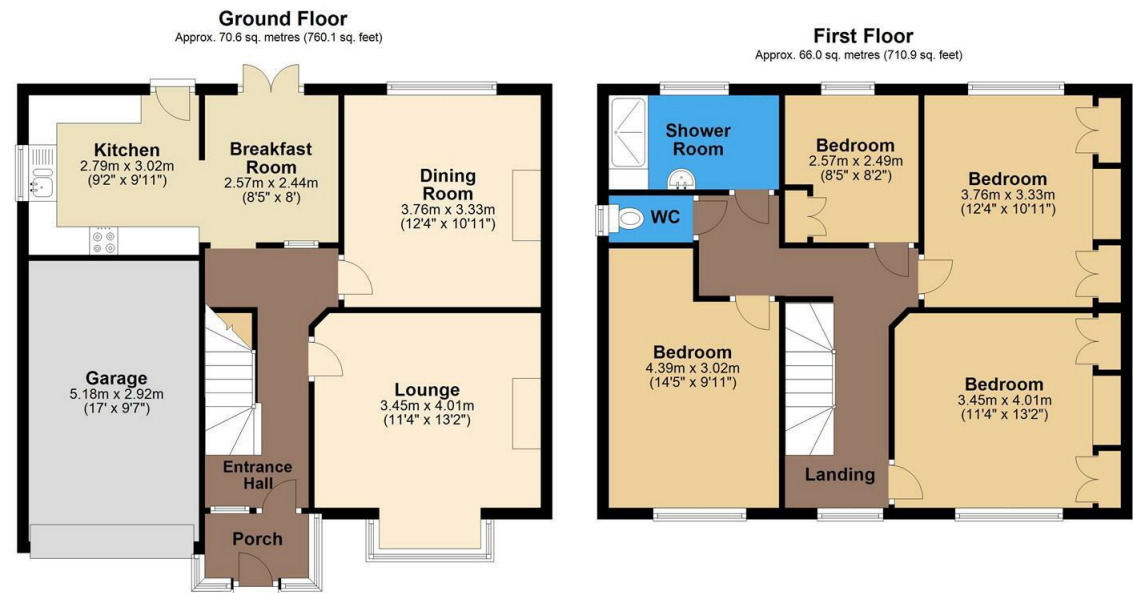
Rear Garden

65 (19.81m)

Garage

17'0 x 9'7 (5.18m x 2.92m)

Floor Plan



Total area: approx. 136.7 sq. metres (1471.0 sq. feet)

The Floor Plan is not to Scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared with due diligence and whilst we have confidence in the information produced it should not be relied upon. Maximum lengths and widths are represented on the plan. If there are any aspects of particular importance, you should carry out or commission your own inspection of the property. Copyright © SKMSTUDIO

Plan produced using PlanUp.

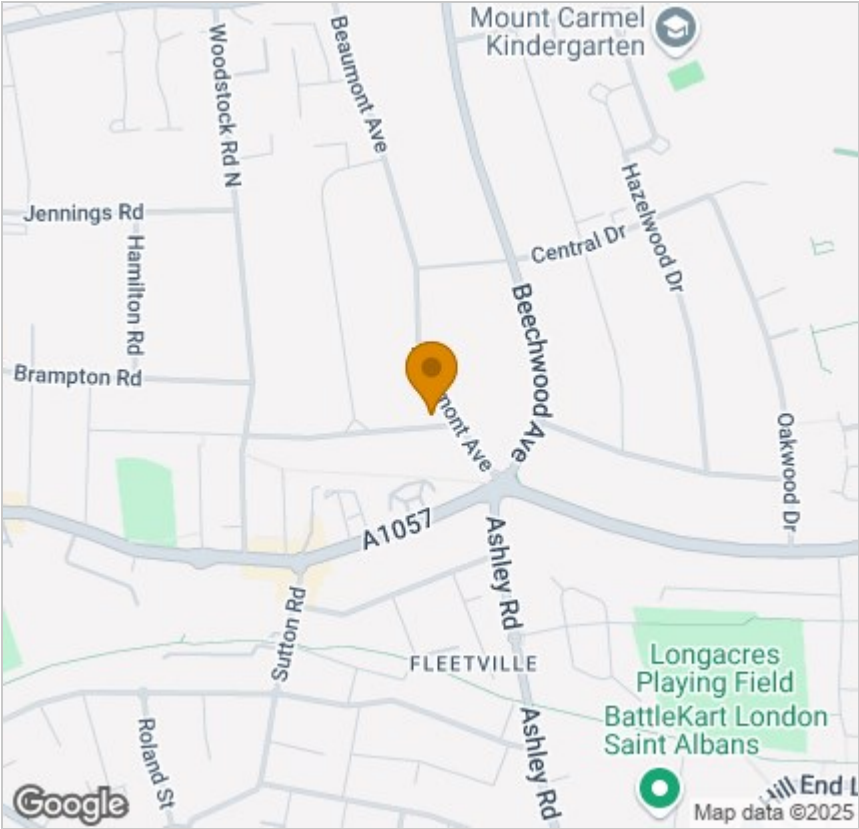
Viewing

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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Area Map



Energy Efficiency Graph

