

### **4 Salisbury Avenue**

St. Albans, AL1 4UA

Located in one of St Albans' most soughtafter 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-propertied 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

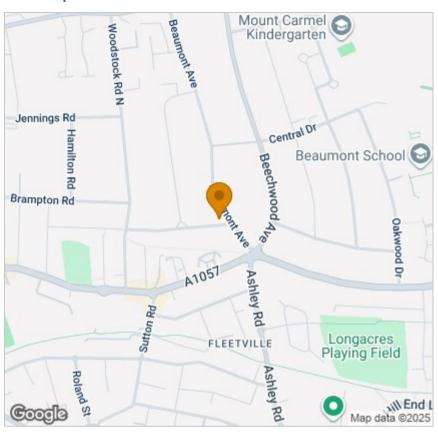
#### **Ground Floor** First Floor Approx. 70.6 sq. metres (760.1 sq. feet) Approx. 66.0 sq. metres (710.9 sq. feet) Shower **Breakfast** Room Bedroom Kitchen 2.57m x 2.49m (8'5" x 8'2") 2.79m x 3.02m (9'2" x 9'11") Room Dining 2.57m x 2.44m (8'5" x 8') Bedroom 3.76m x 3.33m (12'4" x 10'11") Room 3.76m x 3.33m (12'4" x 10'11") ○ WC Bedroom 4.39m x 3.02m (14'5" x 9'11") Garage 5.18m x 2.92m (17' x 9'7") Bedroom Lounge 3.45m x 4.01m (11'4" x 13'2") 3.45m x 4.01m (11'4" x 13'2") Entrance Hall Landing Porch

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

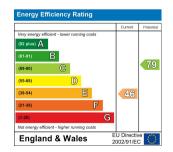
## **Viewing**

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

### Area Map



# **Energy Efficiency Graph**





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