



61 Carlisle Avenue, St. Albans, AL3 5LX

Guide price £1,275,000 Freehold



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St. Albans, AL3 5LX

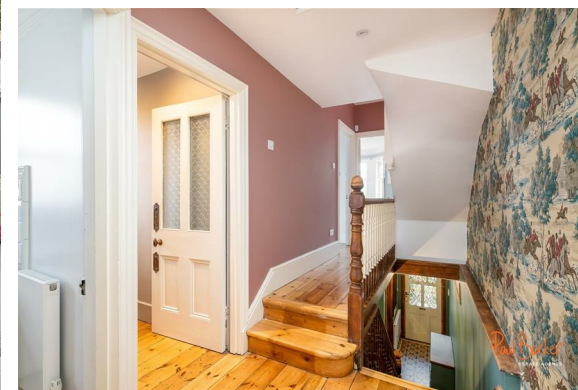
Freshly re-marketed due to a previously agreed sale not proceeding, as the lower chain collapsed. This presents a fantastic opportunity to secure this stunning bay-fronted Victorian home once again!

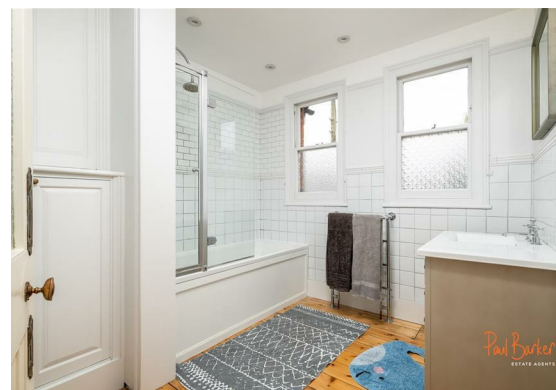
An outstanding four double bedroom period home of circa 1883sq.ft. bursting with period features and charm with the unusual benefit of an off street parking, a sunny south/west facing rear garden and potential to extend to the side/rear.

The property begins with a covered porch and beautiful part-glazed front door opening into a welcoming entrance hall with stairs to the first floor, a built-in storage cupboard and doors to rooms. The impressive bay-front lounge enjoys a dual aspect, beautiful fireplace, wooden floors, and high ceilings. The dining room also benefits from a fireplace and wooden floors. The sociable kitchen/diner provides a quality fitted kitchen with a range of wall and base units with a recess for a range cooker and windows and a part-glazed door leading out to the rear garden. A convenient utility rooms has a door leading out to the side of the house and a there's a cloakroom/W.C.

The first floor landing has stairs to the second floor and doors to rooms including a generous dual aspect master bedroom with a bay window, a range of fitted wardrobes and character fireplace. There are two further double bedrooms with windows to the rear and a spacious family bathroom and separate W.C. The second floor landing leads to a further double bedroom with a fireplace, wooden floor, and access to a loft space.

Externally, a brick wall leads from the front to the side with established plants behind offering seclusion from the pavement. To the side of the house is a dropped kerb leading to the off street parking space and an electric car charging point. The private rear garden has a patio area, ideal for entertaining leading to grass lawn and all-weather artificial lawn plus a wooden shed.





ACCOMMODATION

Entrance Hall

Lounge

15'3 x 12'6 max (4.65m x 3.81m max)

Dining Room

11 x 9'11 (3.35m x 3.02m)

Kitchen/Diner

14'4 x 12'10 (4.37m x 3.91m)

Utility Room

10 x 9'1 (3.05m x 2.77m)

Cloakroom/W.C.

FIRST FLOOR

Landing

Bedroom 1

17'6 x 15'2 max (5.33m x 4.62m max)

Bedroom 2

14'8 x 13 (4.47m x 3.96m)

Bedroom 4

11'5 x 10'4 (3.48m x 3.15m)

Bathroom

Separate W.C.

SECOND FLOOR

Bedroom 3

16'11 x 16'8 max (5.16m x 5.08m max)

OUTSIDE

Frontage

Off Street Parking

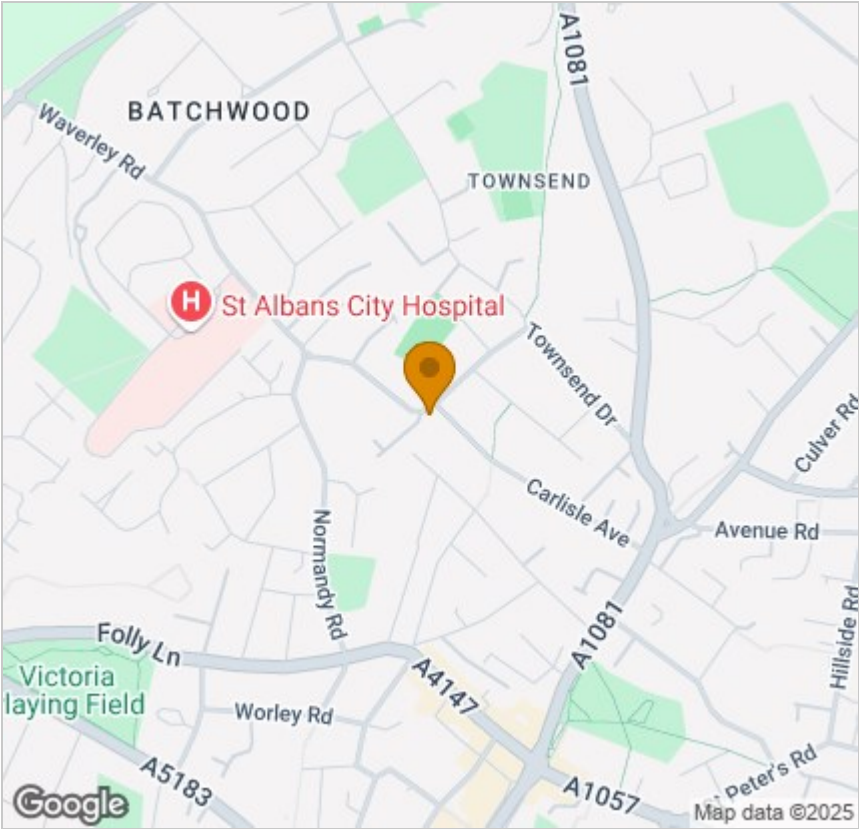
Rear Garden



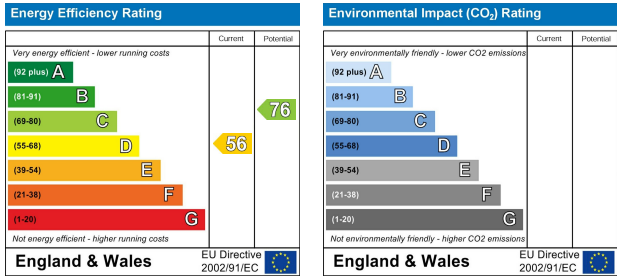
Floor Plan



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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