



5 Leyland Avenue, St. Albans, AL1 2BD

Guide price £650,000 Freehold



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St. Albans, AL1 2BD

This beautifully presented two-bedroom end of terrace property has been thoughtfully extended on the ground floor to create a spacious open-plan kitchen/dining room with a family area, perfect for modern living. The property is offered with a multi-car driveway, a south-facing rear garden and an attractive double garage which has been partially converted in to a home office.

A welcoming green front door opens into a hallway with wooden flooring, under stairs storage and doors to rooms including a lounge with triple glazed windows and a featured gas fireplace. At the rear of the property is a fully fitted kitchen incorporating a grey wall and bas units, a fan oven, induction hob, underfloor heating, integrated microwave, dishwasher, recesses for white goods and a featured island with a breakfast bar. Further features include a dining area and a family area with large bi-folding doors seamlessly open to the rear garden, bringing the outside in and offering an ideal space for entertaining.

The first floor boast two generously sized bedrooms serviced by a stylish and contemporary bathroom with a bath and shower above, sink and W.C.

Externally there is a double garage, which has been partially converted into a fantastic home office, fully equipped with electricity, heating, and internet connection – perfect for those working from home.

Outside, the sunny rear garden offers a peaceful retreat with a patio area for al fresco dining, a lawned space for relaxation, and raised bed planters ideal for gardening enthusiasts.

This charming property offers a versatile living space in a sought-after location in a popular residential area ideal for couples and families with easy access to the City centre and train station and the green open spaces of the Nunnery and Verulamium Park and Westminster Lodge sports complex close by.





ACCOMMODATION

Hallway

Lounge

13' x 9'11 (3.96m x 3.02m)

Kitchen

11'3 x 11'3 (3.43m x 3.43m)

Dining Area

14'5 x 14'2 (4.39m x 4.32m)

FIRST FLOOR

Bedroom One

11'2 x 11'3 (3.40m x 3.43m)

Bedroom Two

10' x 10' (3.05m x 3.05m)

Bathroom

EXTERNAL

Driveway

Rear Garden

Garage

16'4 x 14'2 (4.98m x 4.32m)

Office

7'4 x 7'3 (2.24m x 2.21m)



Floor Plan



Total area: approx. 104.6 sq. metres (1126.4 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
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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

