



24 Breakspear Avenue, St. Albans, AL1 5EL

Guide price £1,050,000 Freehold



Paul Barker  
ESTATE AGENTS



## 24 Breakspear Avenue

St. Albans, AL1 5EL

This beautifully presented 1930's four-bedroom semi-detached home boasts a rear extension with a vaulted ceiling and a modern kitchen, a loft conversion with an en-suite shower room, a generous 70ft rear garden, and off-street parking.

Upon entering, you are welcomed by a bright and spacious hallway with stairs leading to the first floor and access to a convenient cloakroom/W.C. The bay-fronted lounge, featuring plantation-style shutters, benefits from a period-style fireplace and bespoke fitted storage on either side. The family room, also with a feature fireplace, seamlessly flows into the dining area, where a vaulted ceiling and double doors open onto the rear garden. The stylish modern kitchen offers a range of wall and base units, complemented by a mix of freestanding and integrated appliances.

The first-floor landing enjoys natural light from a side window and provides access to three well-proportioned bedrooms and a contemporary family bathroom. Stairs lead to the second floor, where the master bedroom benefits from garden views, built-in wardrobes, and an elegant en-suite shower room.

Externally, the property offers a block-paved driveway providing off-street parking, with an evergreen hedge ensuring privacy from the pavement. The impressive rear garden features a patio area—ideal for entertaining—leading to a well-maintained lawn bordered by mature hedges and planting, with a shed positioned towards the rear.

Breakspear Avenue is a sought-after, tree-lined road conveniently located just moments from the mainline train station, offering direct access to central London. The vibrant city centre, with its excellent shopping and leisure facilities, is a short 10-minute walk away. The property is also within easy reach of local shops, highly regarded schools, and the green open spaces of Clarence Park







## ACCOMMODATION

### Hallway

### Lounge

13'6 x 12'2 (4.11m x 3.71m)

### Kitchen/Dining/Family Room

20'4 x 19'2 max (6.20m x 5.84m max)

### Cloakroom W.C.

## FIRST FLOOR

### Landing

### Bedroom

11'11 x 11'7 (3.63m x 3.53m)

### Bedroom

13'6 x 9'3 max (4.11m x 2.82m max)

### Bedroom

10'7 x 7'7 (3.23m x 2.31m)

### Bathroom

## SECOND FLOOR

### Principle Bedroom

14'6 x 12'8 (4.42m x 3.86m)

### En-Suite

## OUTSIDE

### Frontage/Driveway

### Rear Garden

70 (21.34m)



Floor Plan



Total area: approx. 123.2 sq. metres (1325.9 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.

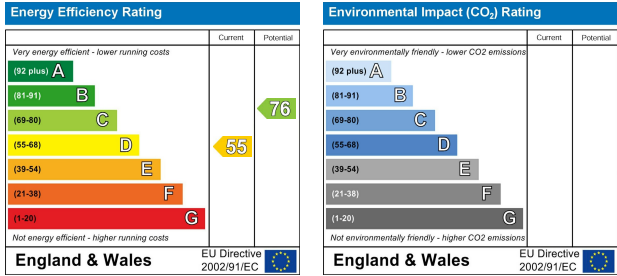
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Area Map



Energy Efficiency Graph



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