



49 Windmill Avenue, St. Albans, AL4 9SJ

Guide price £975,000 Freehold



49 Windmill Avenue

St. Albans, AL4 9SJ

This stylishly presented and skillfully extended four-bedroom semi-detached house is located in the highly sought-after Marshalswick area of St Albans, just 474 meters from the outstanding Sandringham Senior School.

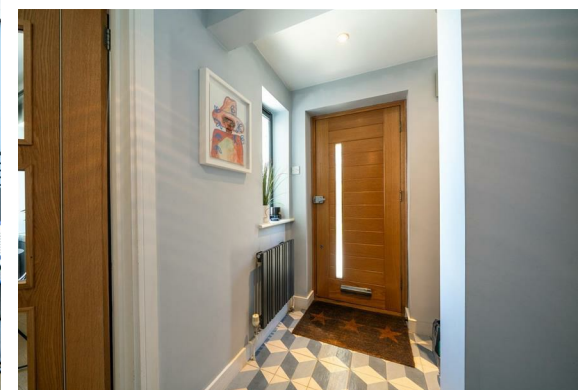
The accommodation begins with a part-glazed front door opening into a welcoming entrance hall, featuring stairs to the first floor and doors to various rooms, including a versatile study. The study could be utilised as a guest bedroom as it benefits from a connecting door to a convenient downstairs shower room with WC and basin.

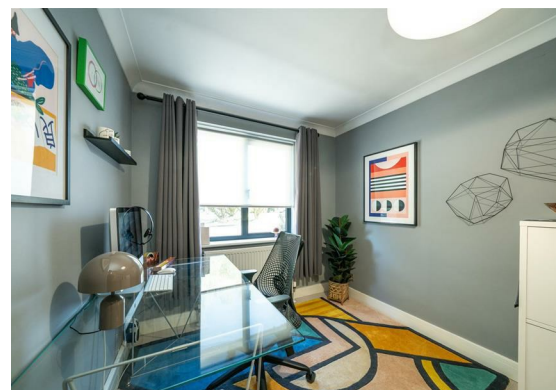
The generously proportioned lounge boasts a bay window to the front, wooden flooring, and double doors leading into the heart of the home—the impressive kitchen/dining/family room. This stunning space features a part-vaulted ceiling, bi-folding doors opening onto the rear garden, and a high-quality fitted kitchen complete with an impressive island unit and breakfast bar.

The first-floor landing leads to four well-proportioned bedrooms and an impressive family bathroom suite, incorporating a contemporary bath, wet-room style shower, WC, and basin.

The delightful south-facing rear garden offers an extensive patio area, ideal for entertaining, which leads to a well-maintained lawn. At the end of the garden sits a bespoke garden room with bi-folding doors, lighting and power supply, along with an attached storage room.

Windmill Avenue is popular residential address in sought-after Marshalswick area of St Albans superbly located within walking distance of the thriving shops and services at the Quadrant and excellent local schooling including Sandringham & Wheatfields and several green spaces.





ACCOMMODATION

Entrance Hall

Lounge

14'10 x 12'8 (4.52m x 3.86m)

Study

12'6 x 7'9 (3.81m x 2.36m)

Shower Room

Kitchen/Dining/Family Room

23'9 x 17'9 (7.24m x 5.41m)

FIRST FLOOR

Landing

Bedroom

12'1 x 11'3 (3.68m x 3.43m)

Bedroom

14'3 x 8'10 (4.34m x 2.69m)

Bedroom

9'8 x 8'4 (2.95m x 2.54m)

Bedroom

12'4 x 9 (3.76m x 2.74m)

Bathroom

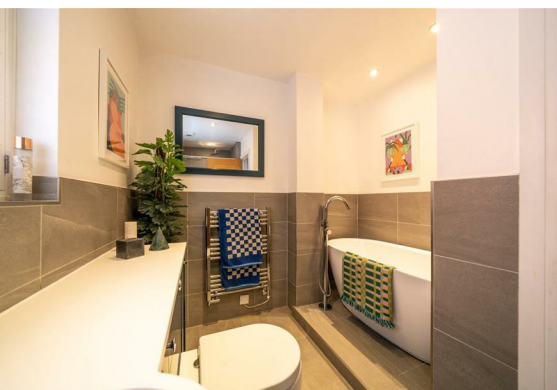
EXTERNAL

Frontage

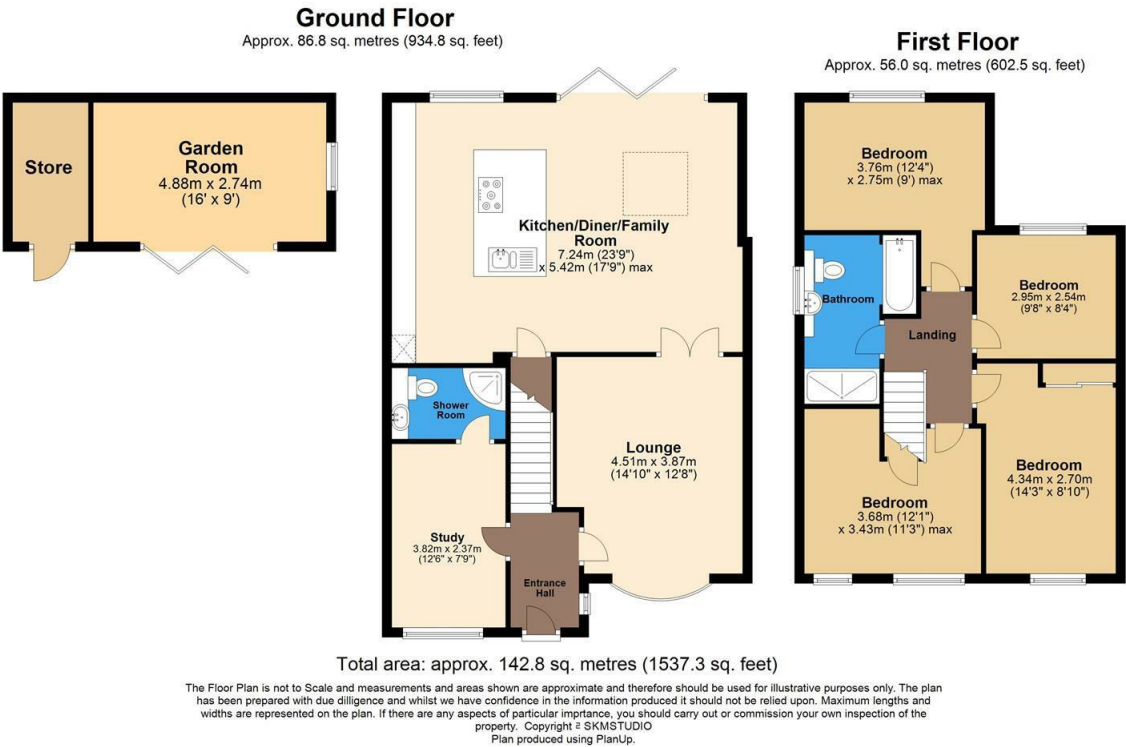
Rear Garden

Garden Room & Store

16' x 9 (4.88m x 2.74m)



Floor Plan

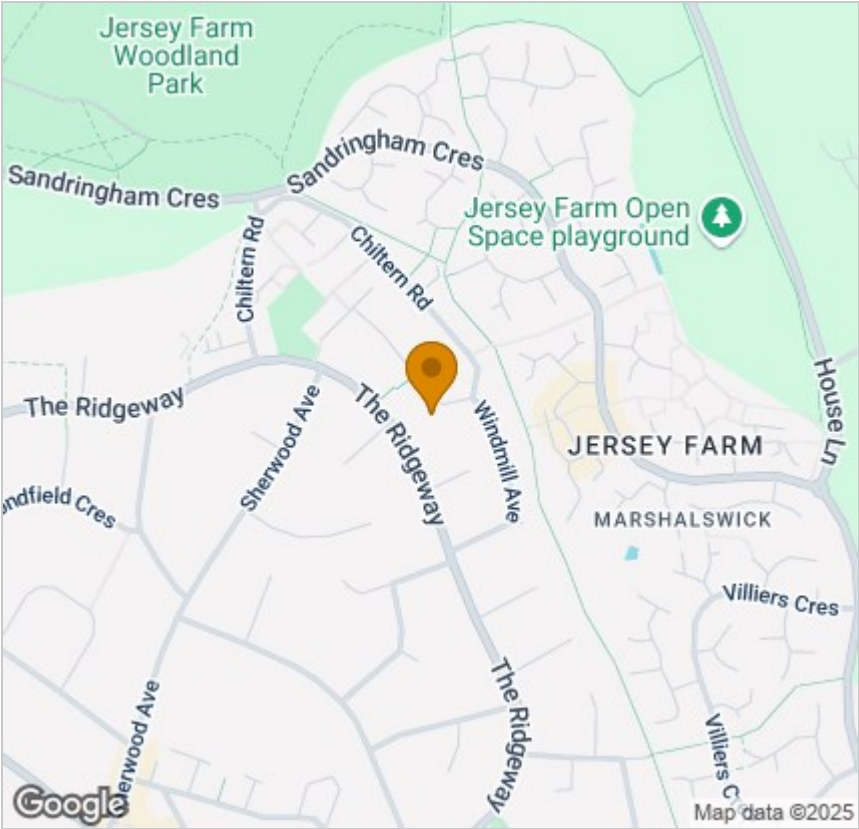


Viewing

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

