



1 Alban Avenue, St. Albans, AL3 5SX

Guide price £700,000 Freehold



Paul Barker
ESTATE AGENTS

1 Alban Avenue

St. Albans, AL3 5SX

An attractive three double bedroom semi-detached house, benefitting from a rear extension that provides flexible living space, with further potential for a side extension. Ideally located within easy reach of St Albans city centre.

The front door opens into a welcoming entrance hall with stairs to the first floor and doors leading to various rooms, including a bright and spacious extended lounge with windows and double doors opening onto the rear garden. There is also a flexible family room and an extended kitchen/dining room, featuring a high-quality fitted kitchen with views over the side garden. A useful utility room, fitted with wall and base units, a sink, and a courtesy door to the side of the house, adds further practicality. Completing the ground floor is a convenient bathroom with a bath, WC, and basin.

Upstairs, the first-floor landing provides access to the loft via a hatch, a useful storage cupboard, and three double bedrooms. The principle bedroom benefits from two fitted wardrobes. A shower room, fitted with a shower cubicle, WC, and basin, serves the bedrooms.

Externally, the property features a driveway offering off-street parking for several vehicles, bordered by mature evergreen hedges providing seclusion from the pavement. To the side and rear is a delightful and private rear garden with a patio area and further mature evergreen planting, offering a peaceful and enclosed outdoor space.

Alban Avenue is set within an easy walk of St Albans City Centre, transport links and well regarded schools. The road proves popular with young families and professionals wanting to be close to amenities, countryside, excellent schools and the facilities of the City centre.





ACCOMMODATION

Entrance Hall

Lounge

19'10 x 14'10 (6.05m x 4.52m)

Family Room

12'11 x 9'6 (3.94m x 2.90m)

Kitchen/dining room

19'10 x 11 (6.05m x 3.35m)

Utility

4'10 x 7'7 (1.47m x 2.31m)

Bathroom

FIRST FLOOR

Landing

Bedroom 1

10 x 15 (3.05m x 4.57m)

Bedroom 2

13 x 10'1 (3.96m x 3.07m)

Bedroom 3

10 x 11 (3.05m x 3.35m)

Shower Room

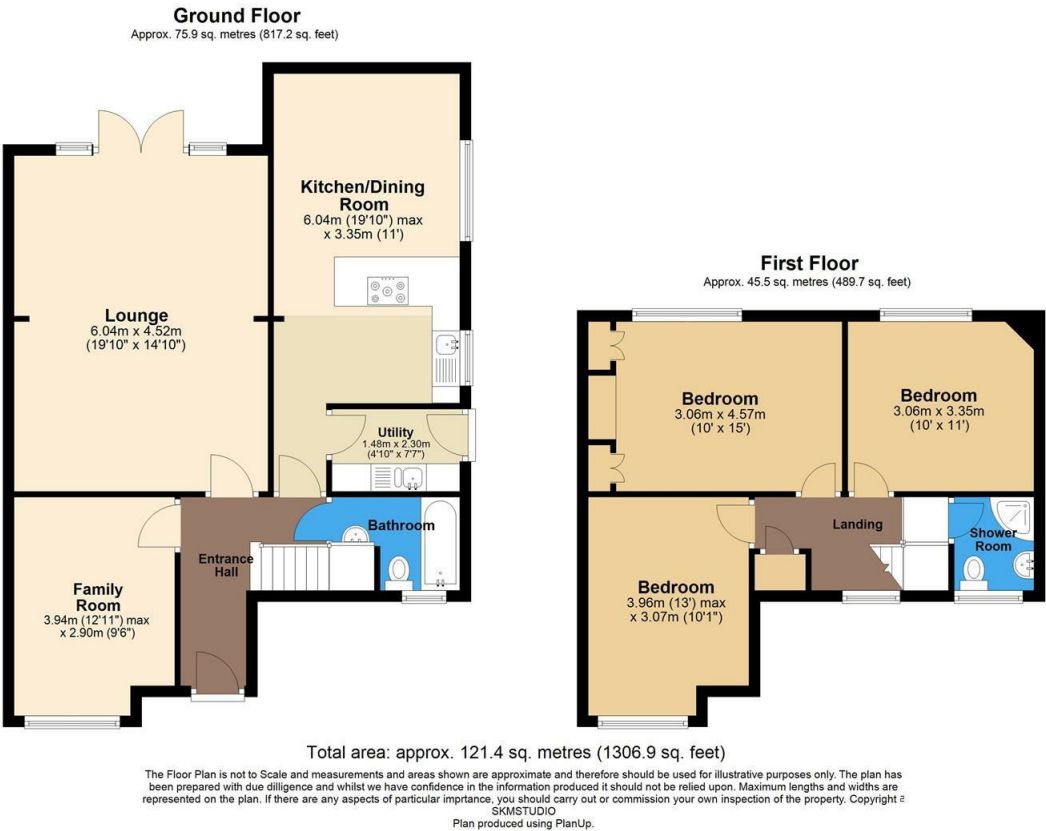
OUTSIDE

Frontage/Off Street Parking

Side & Rear Garden



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.

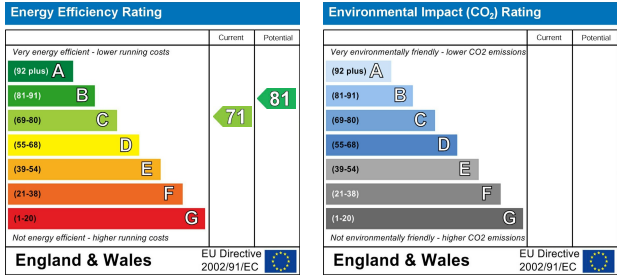
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Area Map



Energy Efficiency Graph



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