



22 Breakspear Avenue, St. Albans, AL1 5EL

Guide price £825,000 Freehold





## 22 Breakspear Avenue

St. Albans, AL1 5EL

Located on the sought-after, tree-lined Breakspear Avenue, just moments from the City Train Station, this attractive 1930s-style bay-fronted semi-detached house offers bright, well-proportioned accommodation in a wonderfully convenient setting. Combining classic charm with excellent potential to extend to the rear and into the loft (STPP), the property is offered with no onward chain, making it an ideal opportunity for commuters, families, or anyone looking to put their own stamp on a home.

Upon entering through a characterful part stained-glass front door with a side window, you are welcomed into a spacious entrance hall with stairs to the first floor, a handy under-stairs cupboard, and doors leading to the main living areas. The bay-fronted lounge provides a bright and comfortable reception space, while the separate dining room opens into a useful lean-to, offering additional flexibility and access to the garden. The kitchen is fitted with a range of wall and base units, a mix of integrated and freestanding appliances, and leads to an inner lobby housing two separate storage cupboards.

Upstairs, the first-floor landing features a side window and gives access to two generous double bedrooms, a well-sized third bedroom, and a family bathroom incorporating a bath, basin, and WC.

Outside, the front of the property boasts a block-paved driveway providing off-street parking for two vehicles, bordered by established planting. A side gate leads to the rear garden, which is mainly laid to lawn and surrounded by mature shrubs, trees, and flower beds—an inviting and private outdoor space.

Breakspear Avenue is ideally situated just a short walk from the mainline station, offering direct links to central London. The vibrant city centre, with its excellent shopping and leisure amenities, is only a 10-minute walk away. The property is also close to local shops, highly regarded schools, and the open green spaces of Clarence Park.







## ACCOMMODATION

### Entrance Hall

### Lounge

10'9 x 13'6 (3.28m x 4.11m)

### Dining Room

11'10 x 19'10 (3.61m x 6.05m)

### Lean-to

4'3 x 11'10 (1.30m x 3.61m)

### Kitchen

11'10 x 7'6 (3.61m x 2.29m)

### Rear Lobby

## FIRST FLOOR

### Bedroom 1

12'1 x 13'6 (3.68m x 4.11m)

### Bedroom 2

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

### Bedroom 3

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

### Bathroom

## OUTSIDE

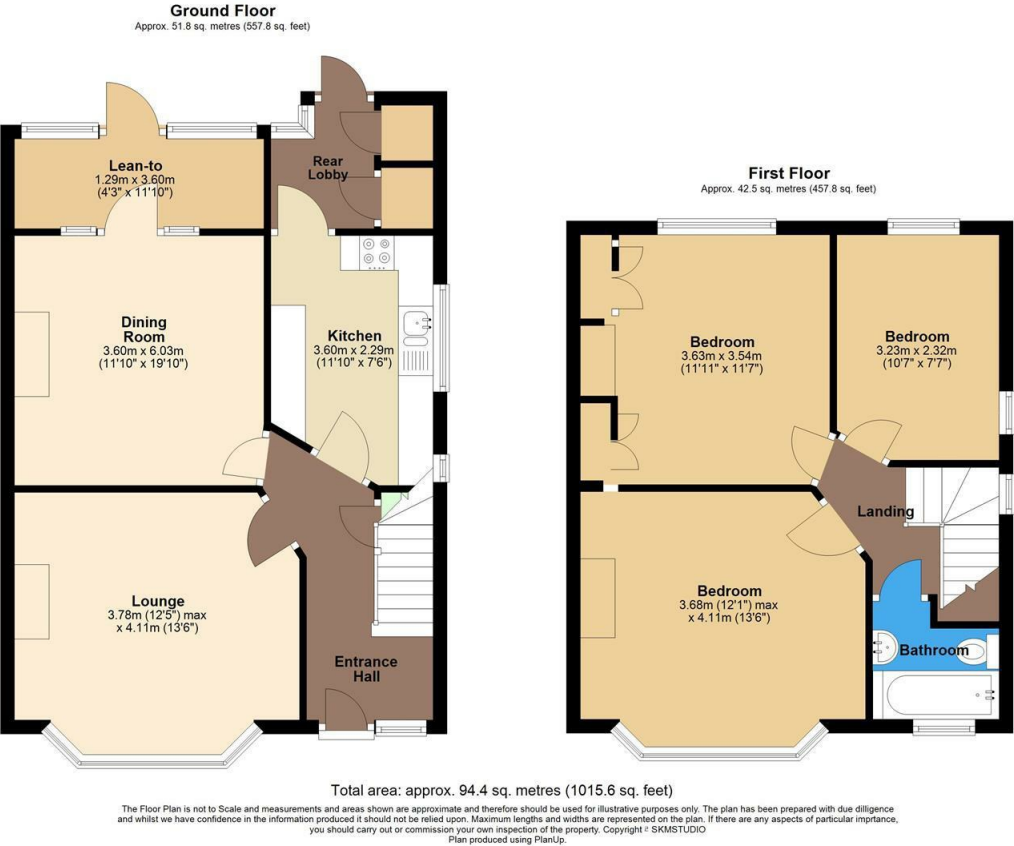
### Paved driveway

### Rear Garden

70 (21.34m)



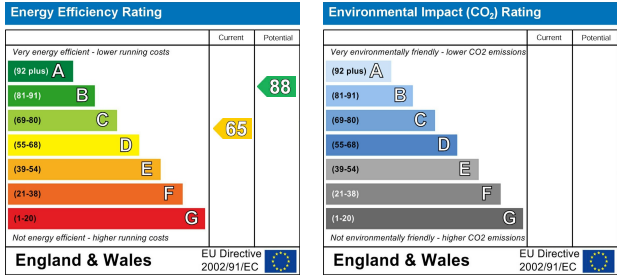
Floor Plan



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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