



8 Garden Close Salisbury Avenue, St. Albans, AL1 4TX  
Guide price £630,000 Freehold



Paul Barker  
ESTATE AGENTS



## 8 Garden Close Salisbury

St. Albans, AL1 4TX

Located in a wonderfully quiet and friendly close off Salisbury Avenue to the east of St Albans, this stylishly presented mid-century end-of-terrace house is ideally situated within walking distance of Beaumont Secondary School, several parks, and the excellent local shops and services of Fleetville and the Quadrant shopping parade.

The accommodation begins with a welcoming entrance hall featuring a built-in coat cupboard and doors leading to various rooms, including a convenient cloakroom W.C. From here, a door opens into a sociable kitchen/diner, beautifully fitted with a range of stylish wall and base units, worktops, and integrated appliances. A window to the front brings in plenty of natural light, and the space benefits from two generous built-in cupboards and a modern wall-mounted combination boiler.

The spacious lounge is filled with light from a large window and glazed door that opens onto the rear garden. Stairs lead up to the first floor from this room.

Upstairs, the landing features a built-in storage cupboard and provides access to all rooms. The principal bedroom includes a generous built-in wardrobe, while there are two further well-proportioned bedrooms. The modern bathroom is stylishly fitted and includes a bath with shower over, basin, W.C., heated towel rail, and a deep storage cupboard.

Outside, the home offers a pleasant front garden and a private, south-facing rear garden. Designed for low maintenance and year-round enjoyment, the garden features a generous patio ideal for entertaining and an artificial lawn. A gate at the rear leads to a courtesy door providing access to the garage, which has an up-and-over door at the front and an off-street parking space.

Garden Close is a private road and also offers a communal garden area for residents' enjoyment.







## ACCOMMODATION

Entrance Hall

W/C

Kitchen/Diner

10'11 x 20'5 (3.33m x 6.22m)

Lounge

11'2 x 20'5 (3.40m x 6.22m)

## FIRST FLOOR

Bedroom 1

10'11 x 10 (3.33m x 3.05m)

Bedroom 2

8'2 x 11'11 (2.49m x 3.63m)

Bedroom 3

10'11 x 6'11 (3.33m x 2.11m)

Bathroom

## OUTSIDE

Garage

16 x 8'2 (4.88m x 2.49m)

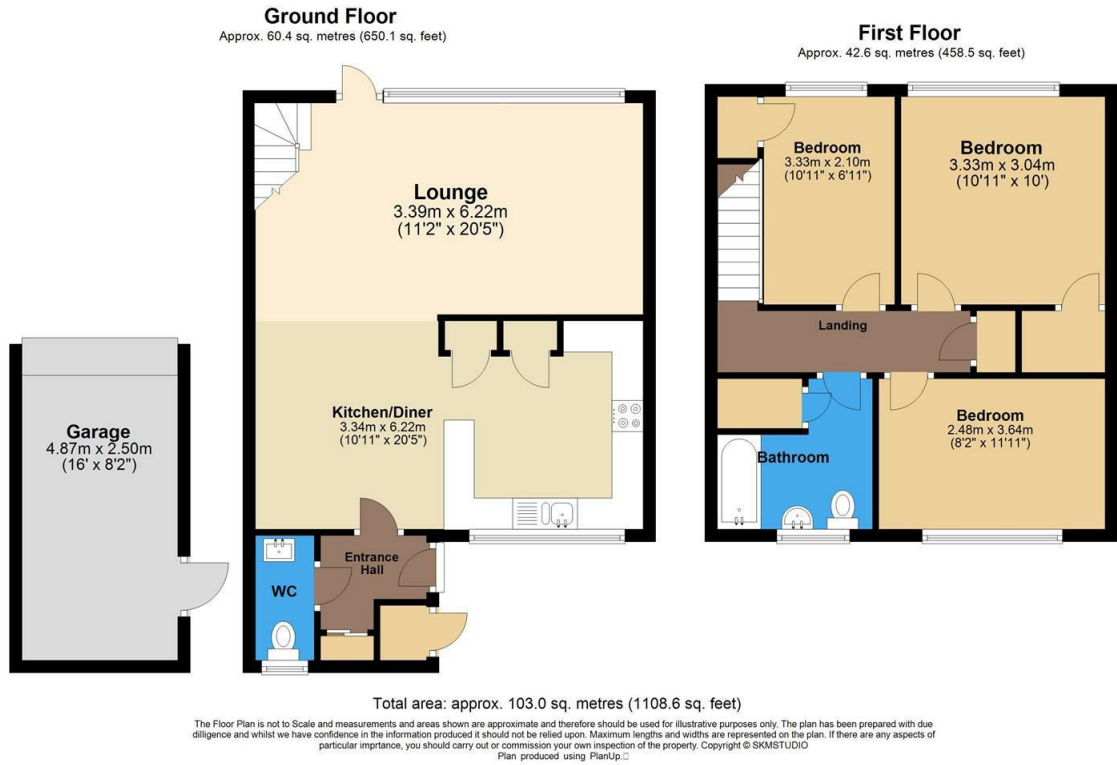
Front Garden

Rear Garden





Floor Plan

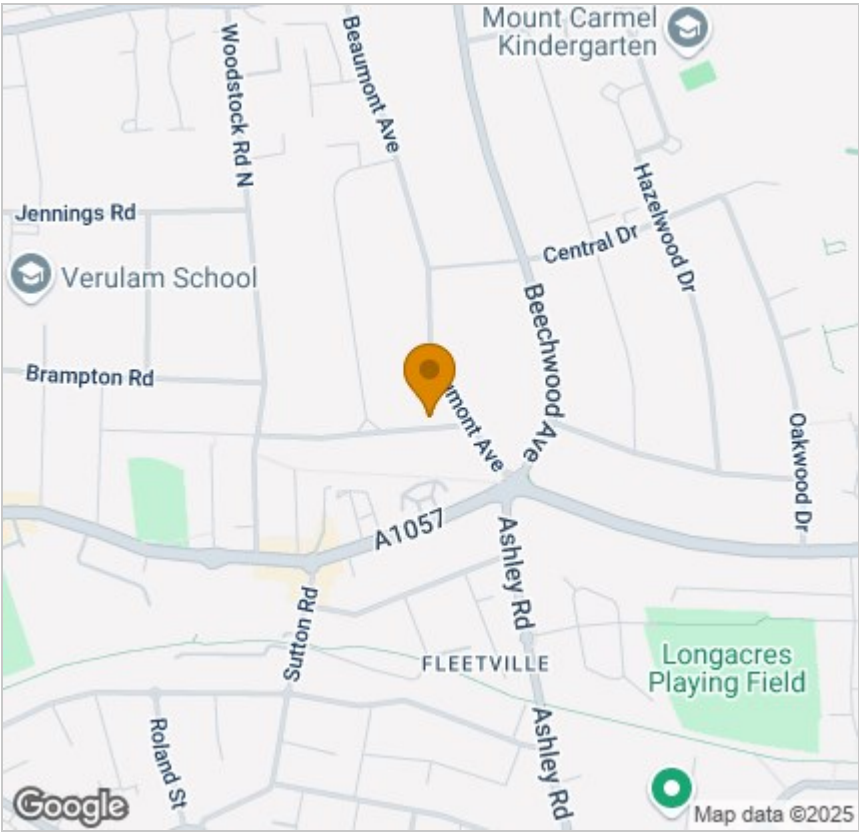


Viewing

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

