



6 New Barnes Avenue, St. Albans, Hertfordshire AL1 1TG

Guide price £1,250,000 Freehold





## 6 New Barnes Avenue

St. Albans, Hertfordshire AL1 1TG

A highly attractive 1920s-built four-bedroom detached house with a generous west-facing garden and detached garage, set in a peaceful cul-de-sac just over a mile from St Albans City Centre and the mainline station.

The accommodation opens with a welcoming entrance hall and turning staircase. The triple-aspect lounge features an Inglenook-style fireplace with French doors to the garden. There is also a bay-fronted dining room and a sociable kitchen/breakfast room with central island, which flows into a bright family room with part-vaulted ceiling and double doors to the garden. A downstairs shower room completes the ground floor.

Upstairs, the principal bedroom enjoys a triple aspect and fitted wardrobes, with three further bedrooms all offering built-in storage. A family bathroom, separate WC, and additional shower room serve the first floor.

Outside, the property has an established front garden, block-paved driveway, and gated access leading to a further driveway and detached garage with power and light. The circa 140ft west-facing rear garden enjoys a patio area, lawn and established borders, extending to an additional area currently used as a fruit and vegetable plot.

New Barnes Avenue is a quiet, family-friendly cul-de-sac within easy reach of the city centre, station, excellent local schools, and road links to the M25 and M1.







## ACCOMMODATION

### Entrance Hall

### Lounge

16'5 x 13 (5.00m x 3.96m)

### Dining Room

12 x 11 (3.66m x 3.35m)

### Kitchen/Breakfast Room

11'9 x 18'5 (3.58m x 5.61m)

### Family Room

11 x 12'1 (3.35m x 3.68m)

### Shower Room

## FIRST FLOOR

### Bedroom 1

16' x 10'8 (4.88m x 3.25m)

### Bedroom 2

11'4 x 11'2 (3.45m x 3.40m)

### Bedroom 3

8'8 x 10'10 (2.64m x 3.30m)

### Bedroom 4

8'10 x 9 (2.69m x 2.74m)

### Bathroom

### WC

### Shower Room

## OUTSIDE

### Front Garden/Driveway

### Garage

17'11 x 21'4 (5.46m x 6.50m)

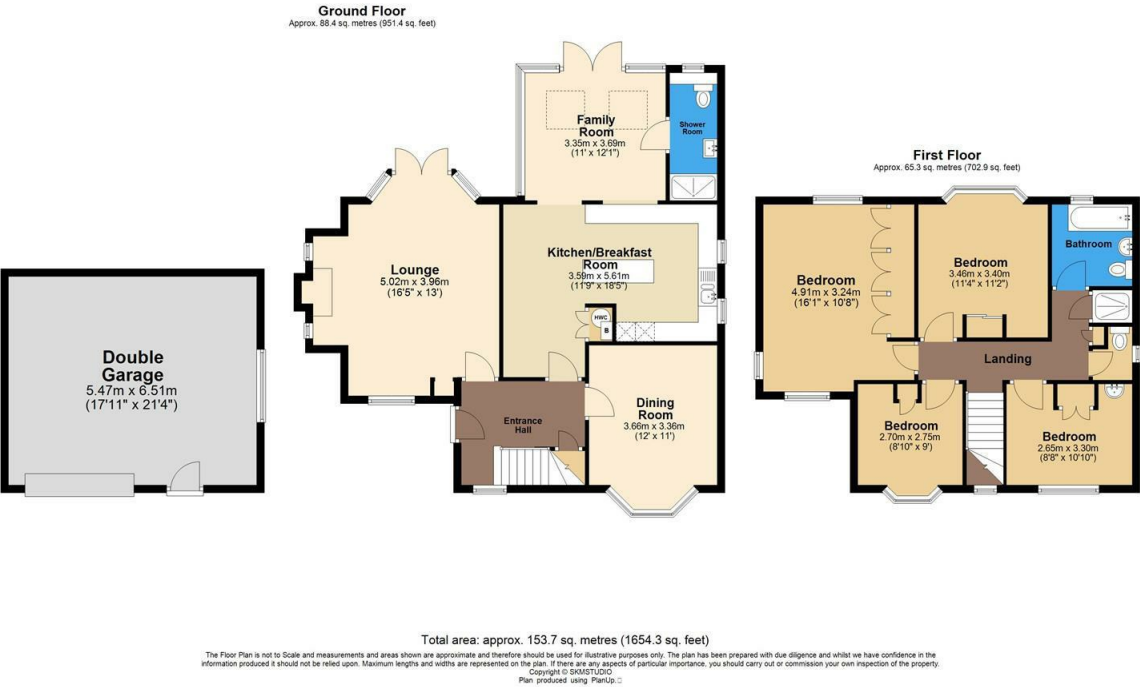
### Rear Garden

140 (42.67m)





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

