



10 Tavistock Avenue, St. Albans, AL1 2NH

Guide price £750,000 Freehold





## 10 Tavistock Avenue

St. Albans, AL1 2NH

An attractive 1930s semi-detached house overlooking a green, benefiting from a west-facing rear garden and a garage providing a flexible home office.

The property is entered via an entrance porch leading into a welcoming hallway with stairs to the first floor and access to a convenient cloakroom/W.C. The ground floor offers a spacious sitting room, an extended lounge/diner with sliding patio doors opening to the rear garden, and a modern extended kitchen fitted with a range of units, incorporating integrated appliances alongside space for freestanding appliances.

On the first floor, the landing has a side window and doors to all rooms. The principal bedroom features fitted wardrobes, while the second bedroom also offers built-in storage. There is a further third bedroom and a family bathroom completing the floor.

Externally, the property enjoys a pleasant front garden screened from the pavement by an established evergreen hedge, with a driveway providing off-street parking and access to the garage. The west-facing rear garden includes a patio area with a home bar fitted with optics, leading to a lawn bordered by mature plants, bushes and trees, with a useful storage shed and side access. The garage is a flexible space with a part-vaulted ceiling, Velux-style windows, and a mezzanine level.

Tavistock Avenue is well positioned close to excellent local amenities and falls within the catchment of highly regarded schools. St Albans city centre, with its extensive shopping and leisure facilities, mainline train station, Verulamium Park and Westminster Lodge leisure centre, are all within easy reach.







## ACCOMMODATION

Porch

Entrance Hall

Sitting Room

13'8 x 13'6 (4.17m x 4.11m)

Lounge/Dining Room

20'5 x 11'7 (6.22m x 3.53m)

Kitchen

13'8 x 7'11 (4.17m x 2.41m)

W.C.

## FIRST FLOOR

Landing

Bedroom

13'7 x 11'9 (4.14m x 3.58m)

Bedroom

11'3 x 11'0 (3.43m x 3.35m)

Bedroom

7'11 x 7'11 (2.41m x 2.41m)

Bathroom

## OUTSIDE

Frontage

Rear Garden

Office

15'2 x 8'10 (4.62m x 2.69m)

Mezzanine





Floor Plan

