



21 Folly Avenue, St. Albans, AL3 5QB

Guide price £625,000 Freehold



21 Folly Avenue

St. Albans, AL3 5QB

An attractively presented two double bedroom Victorian end-of-terrace home, situated within a sought-after conservation area and only a 10 minute walk from St Albans' vibrant city centre, local amenities, transport links and excellent schools.

The accommodation begins with a welcoming lounge, featuring a generous front-facing window, original style working fireplace, and exposed wooden floorboards. A doorway leads through to the sociable dining room, which enjoys views and access to the rear garden via a glazed door and window. This versatile space includes wooden flooring, stairs rising to the first floor, and superb built-in under-stairs storage. A wide archway opens into the fitted kitchen, equipped with beech-coloured wall and base units, worktops above, a 1 1/2 bowl sink unit, integrated double oven with gas hob, integrated washing machine, fridge, freezer, and dual-aspect windows to the side and rear.

Upstairs, the first-floor landing provides access to all rooms. The principal bedroom is a generous double, enhanced by an attractive central feature fireplace and a window overlooking the front. The second double bedroom also includes a feature fireplace and enjoys views of the rear garden. The stylish bathroom offers a contemporary finish with a spacious walk-in, wet-room-style shower featuring a waterfall and handheld attachment, WC, and wash hand basin.

Externally, the property boasts a pleasant frontage with a low-level brick wall and an attractive chequered tiled pathway leading to the front door. To the rear is a wonderful southerly-facing garden, ideal for outdoor entertaining, with an initial brick patio, a further seating area to the rear, raised flowerbed borders, and a useful wooden storage shed. A side gate provides access to the passageway leading back to the front of the property.





ACCOMMODATION

Ground Floor

Lounge

11'2 x 12'1 (3.40m x 3.68m)

Dining Room

14'5 x 12'1 (4.39m x 3.68m)

Kitchen

7'11 x 7'9 (2.41m x 2.36m)

First Floor

Bedroom 1

11'3 x 12'1 (3.43m x 3.68m)

Bedroom 2

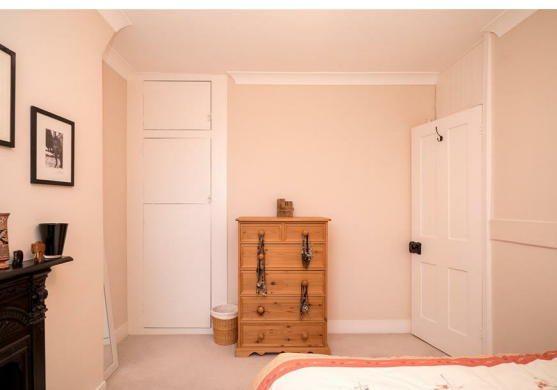
11'10 x 9'4 (3.61m x 2.84m)

Shower Room

Outside

Paved Front Garden

Paved Rear Garden



Floor Plan

