



Cadoxton Place, Avenue Road, St Albans



7 Cadoxton Place, 29 Avenue Road, St Albans AL1 3PY

Entrance-hall | Store | Sitting room | Kitchen/dining room | 2
Bedrooms | Reception 2/Bedroom 3 | Ensuite shower room | 2nd
Shower/cloak room | Allocated parking space | Tenure Freehold |
EPC rating D | Council tax band E £2,512.29 p.a. | Service charge
£2000.00 p.a.

The Property

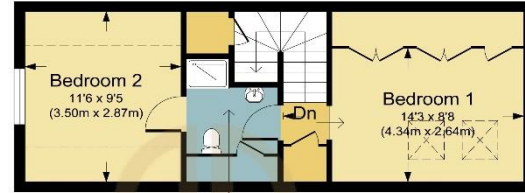
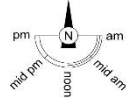
7 Cadoxton Place, St Albans is a quite unique semi-detached cottage, formerly the stable block to the grand residence that was Cadoxton House. It sits in an enviable position at the rear of the development, affording it a high degree of privacy, and yet is within very easy reach of the mainline station, city centre, highly regarded schools, and extensive local amenities.

There is well-presented accommodation over two floors, including on the ground floor an entrance hall leading to a kitchen/breakfast room and the main reception area, a conservatory style sitting room. There is also a further reception room, available as a third bedroom if required, alongside a shower room. On the first floor is a landing, open plan to the main bedroom, while to one side an ensuite shower room leads to a further bedroom.

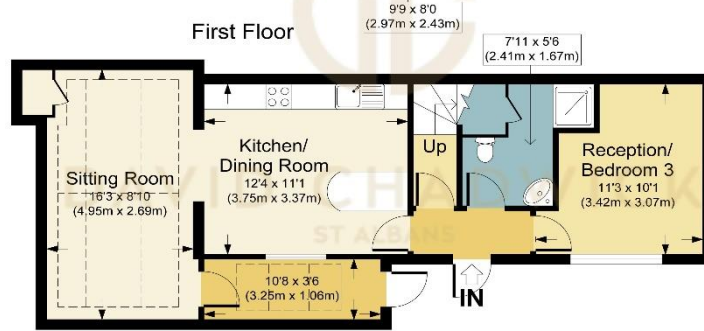
Outside there are immaculately presented communal grounds, a gated entrance, allocated parking, and an area immediately in front of the house, set to seating and ideal for alfresco dining.







First Floor



Ground Floor

CADOXTON PLACE, AL1

APPROX. GROSS INTERNAL FLOOR AREA 868.64 SQ FT / 80.70 SQ M
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To confirm: These sales particulars have been prepared as a guide only. They are not a statement nor representation of fact. They do not form part of a contract. Room sizes are approximate and floor plans are not to scale and should therefore not be relied on for the purposes of planning, architectural alterations, building works or for the ordering of materials, fixtures, fittings, floor/wall coverings and/ or furnishings, whether freestanding or fitted. We have not carried out a survey nor tested the services or appliances. Prospective purchasers should satisfy themselves by inspection or otherwise.

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