



Russell Avenue, St Albans



DAVID CHADWICK  
ST ALBANS

## 7 Russell Avenue, St. Albans, AL3 5ES

A substantial semi-detached period property with four bedrooms situated in a popular and convenient location.

### Summary

Storm porch | Entrance hall | Sitting room | Dining room | Kitchen/breakfast room | Utility/laundry room | Cloak room | Four bedrooms | Family bathroom | Basement | Potential to extend STPP | Tenure – Freehold | EPC rating D | Council tax band D £2,055.51

### The Property

There is light and spacious accommodation arranged over two well-planned floors with scope, subject to the usual consents, to extend to the rear and into the loft space. To the ground floor there are two generous reception rooms, a well-proportioned kitchen/breakfast room, with separate utility/laundry, a cloak room, welcoming hallway, and a storm porch. To the first floor, accessed via an elegant turning staircase, there are four double bedrooms and a family bathroom. Throughout, the house retains many of the features of the finer properties of this era, with high ceilings, large windows, cornicing and picture rails.

Outside, the house sits behind a handsome bay-fronted brick built and pebble dash façade beneath a slate hung roof with a feature arch to the storm porch. With a brick-built garden boundary wall there is gated access to a footpath that leads to the front door. Separate gated access to one side of the house leads to the rear garden which enjoys an enviable westerly aspect, is laid mainly to lawn, with fenced and planted boundaries and provides access to a useful basement.







### RUSSELL AVENUE, AL3

APPROX. GROSS INTERNAL FLOOR AREA 1294.68 SQ FT / 120.28 SQ M.

DAVIDCHADWICK: THIS IMAGE IS ILLUSTRATIVE ONLY - NOT TO SCALE. COPYRIGHT: THE IMAGE TAILOR LTD. 2023.

**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.

david@davidchadwickstalbans.com  
 Mobile 07859 768597  
 Office 01727 857165  
 davidchadwickstalbans.com



DAVID CHADWICK  
 ST ALBANS