



**Connells**

Tavistock Avenue  
St. Albans



# Tavistock Avenue St. Albans AL1 2NN



## Property Description

Discover this delightful two-bedroom ground floor maisonette in the sought-after AL1 area. Combining comfort and practicality, this home is perfect for those seeking a lovely living space with outdoor benefits.

### Living Room

A spacious and inviting area, with fire place and wooden flooring.

### Kitchen

A well-appointed kitchen with ample storage and counter space.

### Bedroom 1

A comfortable master bedroom filled with natural light.

### Bedroom 2

A versatile second bedroom, perfect for guests, a child's room, or a home office.

### Bathroom

Modern and well-maintained, with contemporary fixtures.

The property boasts a private rear garden, providing a tranquil outdoor space for relaxation or gardening. Additionally, the driveway offers convenient parking.

Ideally located in AL1, this charming maisonette is close to local amenities, schools, and transport links. Don't miss the chance to make this wonderful home yours. Contact us today to arrange a viewing!

## Entrance Hall

16' 8" x 3' ( 5.08m x 0.91m )

wooden flooring

## Lounge / Diner

16' 6" x 11' ( 5.03m x 3.35m )

Gas fire, wooden flooring

## Kitchen

10' 6" x 9' 5" ( 3.20m x 2.87m )

wall and base units, gas hob, extractor fan, door to garden

## Bathroom

mixer taps, shower over bath, low level WC,  
tiles walls and floor

## Bedroom One

11' 6" x 9' 10" ( 3.51m x 3.00m )

window to front aspect

## Bedroom Two

9' 5" x 9' ( 2.87m x 2.74m )

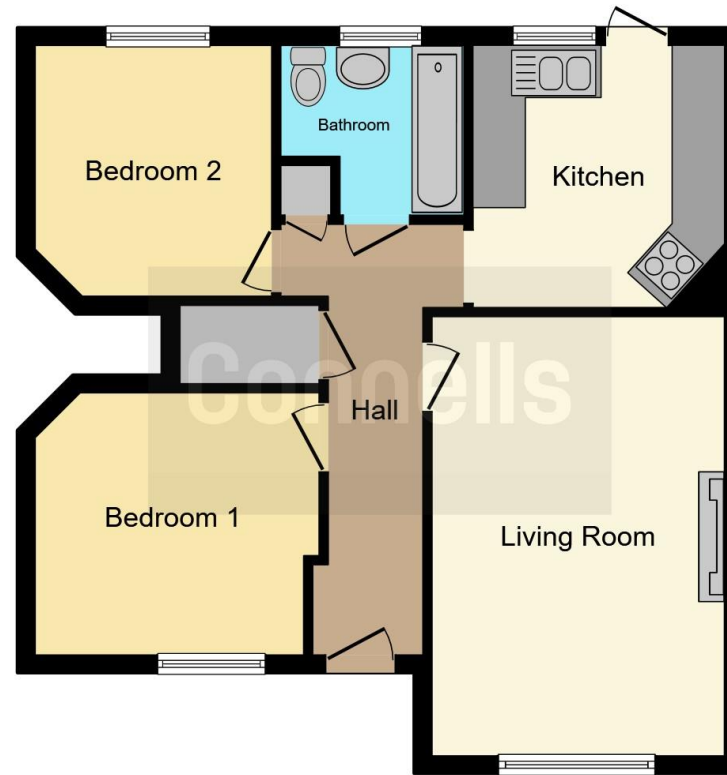
wooden floor. Window to rear aspect











This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

**T 01727 856 781**  
**E [stalbans@connells.co.uk](mailto:stalbans@connells.co.uk)**

38 Chequer Street  
ST. ALBANS AL1 3YH

**EPC Rating: D**

Tenure: Leasehold

**view this property online [connells.co.uk/Property/STA315790](http://connells.co.uk/Property/STA315790)**

This is a Leasehold property with details as follows; Term of Lease 99 years from 25 Mar 1991. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: STA315790 - 0009