



Cunningham Avenue

St. Albans, AL1 1JL

Attractive detached family home of over 2,200 sq ft, arranged over three floors in a prime residential road. The property boasts a mature and generous sized garden, with easy access to the city centre, walking distance to the station and close to schools.

Guide price £1,850,000

Cunningham Avenue

St. Albans, AL1 1JL



- Attractive detached family home
- Gas central heating
- Easy access to the city centre
- Over 2,200 sq ft, arranged over three floors
- Double glazing throughout
- Walking distance to station
- Prime residential road
- Mature & generous garden
- Close to schools

Entrance Hall

Living Room

14'10" x 14'7" (4.54m x 4.46m)

Kitchen / Breakfast Room

18'8" x 15'7" (5.71m x 4.75m)

Family Room

20'10" x 12'2" (6.37m x 3.71m)

Study

10'5" x 10'4" (3.20m x 3.16m)

Utility Room

10'4" x 8'3" (3.16m x 2.53m)

Cloakroom

Bedroom One

14'11" x 11'10" (4.55m x 3.63m)

Dressing Room

Bedroom Two

15'8" x 10'1" (4.80m x 3.09m)

Bedroom Three

11'0" x 9'7" (3.36m x 2.94)

Main Bathroom

Bedroom Four

15'4" x 11'0" (4.68m x 3.36m)

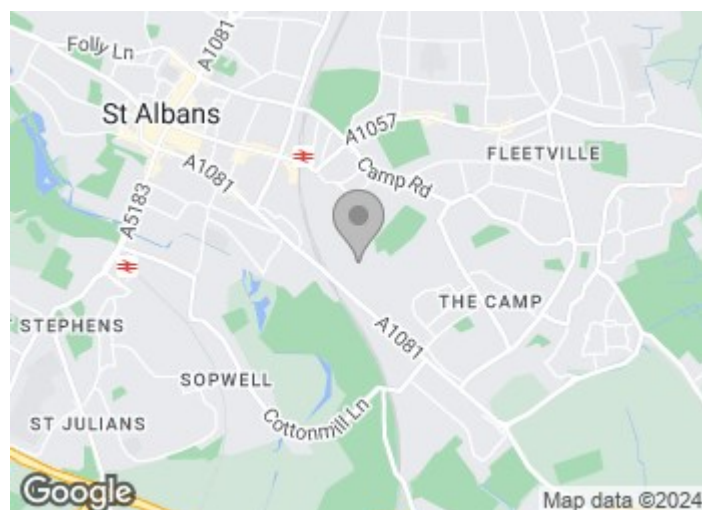
Bedroom Five

11'0" x 10'5" (3.36m x 3.18m)

Bathroom

Garage

14'4" x 8'2" (4.38m x 2.50m)

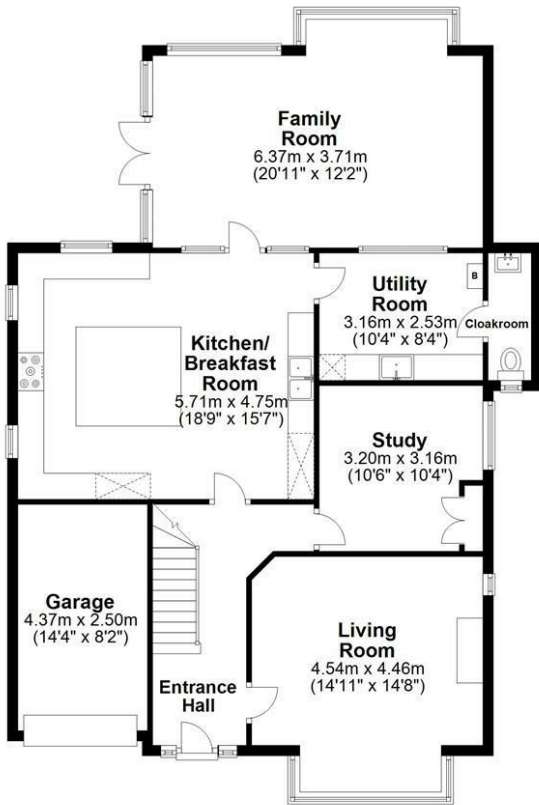




Floor Plan

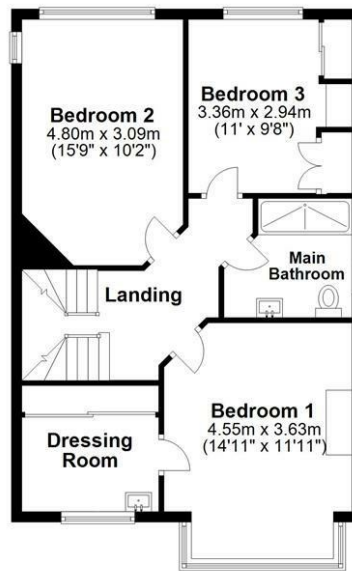
Ground Floor

Approx. 113.4 sq. metres (1220.8 sq. feet)



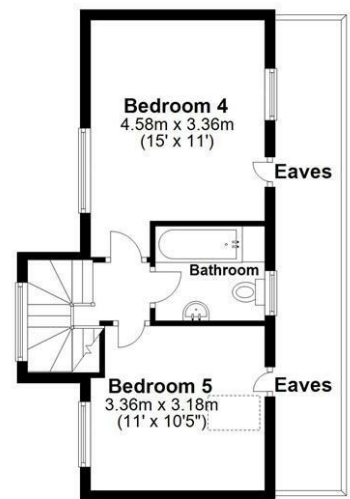
First Floor

Approx. 61.7 sq. metres (664.5 sq. feet)



Second Floor

Approx. 33.1 sq. metres (356.2 sq. feet)



Total area: approx. 208.2 sq. metres (2241.4 sq. feet)

Sketch layout only. Not to scale. Plan produced for Whittaker & Co.

Plan produced using PlanUp.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

