



Gainsborough Avenue

St. Albans, AL1 4NJ

An attractive detached family home of circa 2,400 sq ft, located in one of St Albans' premier roads, close to excellent schools and within walking distance of the station and town centre. This property has the added benefit of a detached annexe to the rear.

£1,750,000

Gainsborough Avenue

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- Detached family home
- Corner plot
- Close to excellent schools
- Separate Annexe
- Potential to extend (STPP)
- Good condition throughout
- 2,400 sq ft
- Walking distance to station and town centre
- Council tax band G

Entrance Hall

Cloakroom

Kitchen/Breakfast Room

20'11" x 8'5" (6.39m x 2.59m)

Dining Room

16'1" x 13'0" (4.92m x 3.97m)

Living Room

20'0" x 12'0" (6.12m x 3.66m)

Study/Family Room

15'4" x 14'0" (4.69m x 4.27m)

Bedroom One

16'1" x 13'0" (4.92m x 3.97m)

En-suite Shower Room

Bedroom Two

15'5" x 11'9" (4.72m x 3.60m)

Bedroom Three

11'10" x 11'8" (3.62m x 3.57m)

Bedroom Four

12'2" x 7'10" (3.71m x 2.40m)

Bathroom

Mezzanine Bedroom

12'6" x 9'10" (3.83m x 3.01m)

ANNEXE

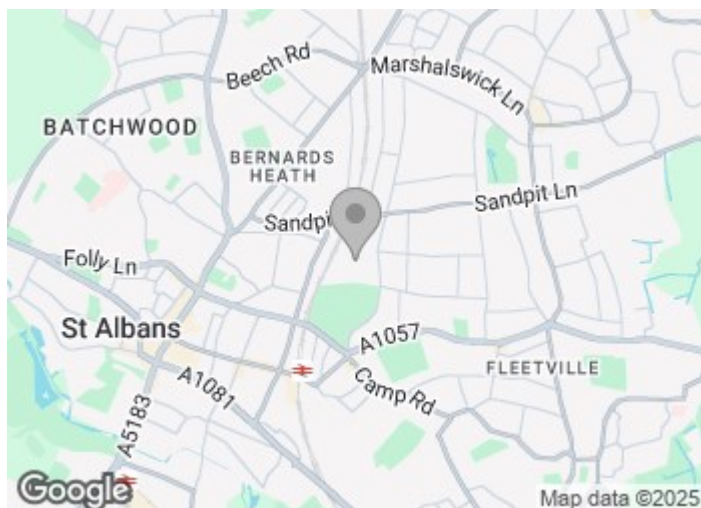
Lounge/Dining Room

16'9" x 14'4" (5.11m x 4.37m)

Bathroom

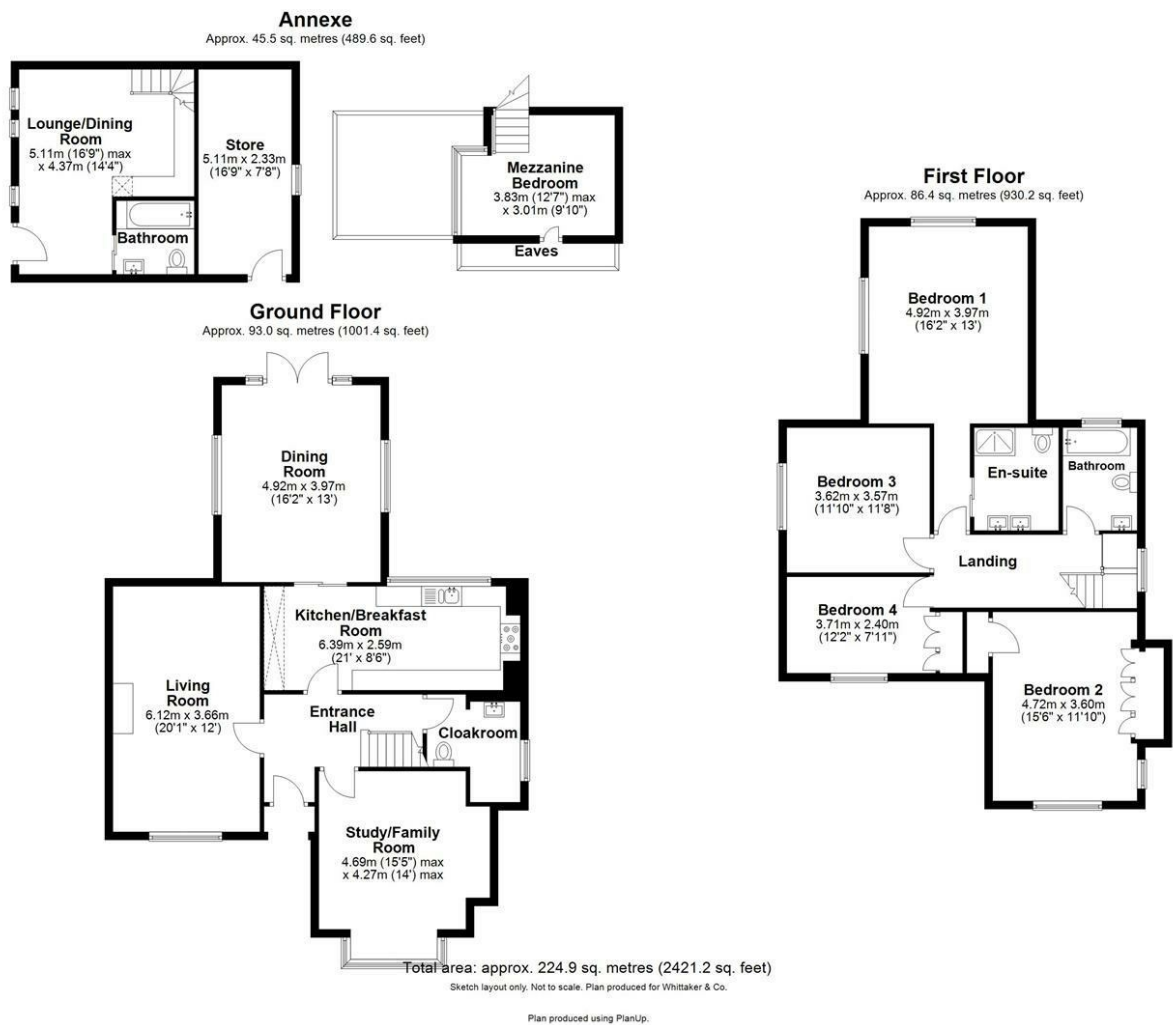
Store

16'9" x 7'7" (5.11m x 2.33m)





Floor Plan



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