



# Salisbury Avenue

A Four bedroom Detached Family Home in St Albans



# Four Bedroom Detached Family Home

£1,400,000

- Four Bedroom Detached Family Home • Family Bathroom • Kitchen/Dining Room • Living Room • Conservatory • Entrance Hallway • Downstairs WC • Large Mature Garden • Front Garden & Driveway • Near Good Local Schools • Close To Local Shops & Amenities • Garage •

A four bedroom detached family home set in a tree lined, quiet and sought after residential road. The house is situated opposite the lawn tennis club and is close to local shops and good schools. The accommodation comprises a welcoming hallway, open plan kitchen/dining room, living room, downstairs WC to the ground floor, with four bedrooms and family bathroom to the first floor. There is a garage with roll up door with access via the driveway. The generous rear garden has an extensive lawn with numerous mature shrubs and trees with a patio area outside the conservatory. The property also benefits from a driveway to the front of the property which borders a front lawn and planting. The property has scope to extend subject to necessary planning consents. Salisbury Avenue is located to the East of St Albans and is in close proximity to local outstanding schooling and green open spaces. There are local shops nearby and the property is within walking distance of the mainline station.







Open Plan Kitchen and Dining Room

Large Mature Garden & Garage



Potential to Extend (STPP)





## Quiet Residential Road near Good Local Schools

### Ground Floor

The front door opens into a welcoming entrance hall. A door to the left opens into the spacious, front to back aspect living room with fireplace. Double doors lead into the conservatory which has access onto the rear garden and patio. Sliding glazed doors separate the kitchen /dining room from the living room allowing for flexible living. Beyond the entrance hall at the other end of the house is a door into the kitchen/dining room. The rear aspect kitchen, with double doors onto the conservatory offers stone flooring and wall mounted units, roll edge work surfaces, as well as a range cooker with extractor fan over. There is space and plumbing for a dishwasher and washing machine. There is also access to the conservatory from the kitchen via glazed double doors. Additionally, the ground floor benefits from a downstairs WC with wash basin.

### First Floor

The stairs lead up to a landing from which four bedrooms and a family bathrooms are located. The master bedroom is dual aseptct. Bedrooms two, three and four surround the spacious landing and offer good sized sleeping accommodation. The family bathroom consists of a white suite with pedestal basin, low level WC, panelled bath with over shower and glass shower screen.





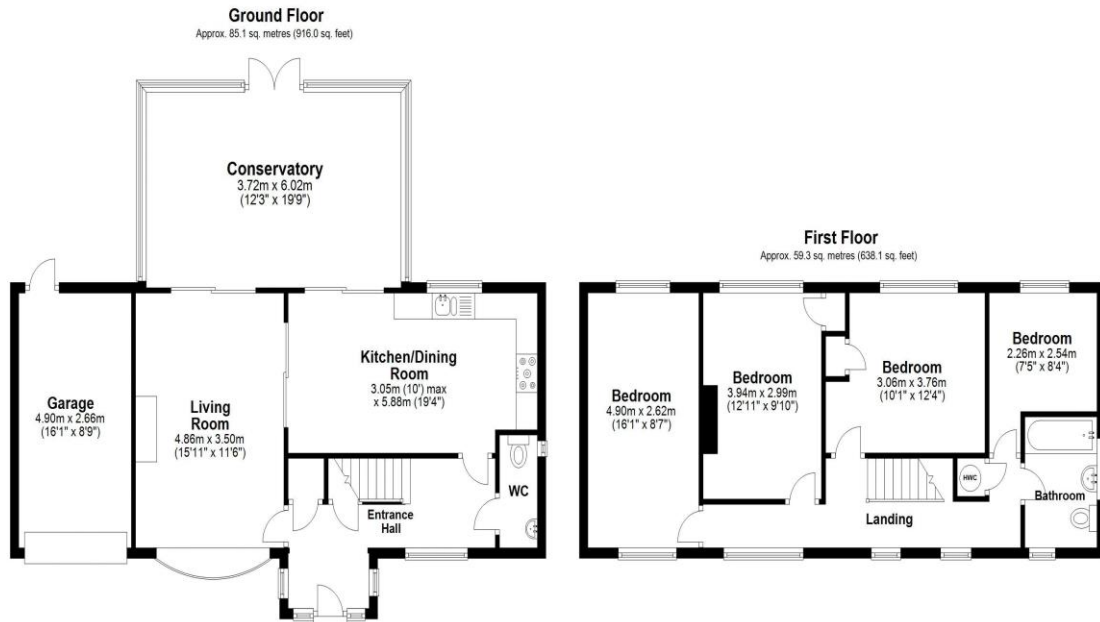


## Walking Distance of Mainline Station Shops & Amenities

### Exterior

Externally, the house has a driveway providing parking to the front of the property. There is access to the garage from the driveway. The front garden is mainly laid to lawn which is bordered by mature shrubs and bushes. There is gated side access to the large rear garden (approx 100 ft) which is laid mainly to lawn, with a patio perfect for outdoor entertaining, all bordered by wooden fencing. There is mature hedging and shrubs making for a wonderful family garden.





Total area: approx. 144.4 sq. metres (1554.0 sq. feet)

Disclaimer - Floor plan is for marketing purposes only and is to be used as a guide - SKM Studio Plan produced using PlanUp.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

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