



2 Avian Avenue

Frogmore | Hertfordshire | AL2 2FG

£320,000



STEP INSIDE

2 Avian Avenue

A modern two-bedroom, second-floor apartment offering well-appointed accommodation. The property features a spacious living room, a separate fully fitted kitchen with integrated appliances, and a main bedroom with en-suite facilities. There is also a separate bathroom, ample storage cupboards, and loft storage.

Situated in a well-maintained block of just six flats, the apartment benefits from a well kept communal area, an enclosed shared outdoor space, and a secure video entry system. It includes an allocated parking space, with additional visitor parking available.

Located in a prime position, the apartment is just a short walk from train stations and a minute's drive from the M25. Ready to move in, this property is ideal for first-time buyers, young professionals, or investors looking to expand their portfolio.









STEP OUTSIDE

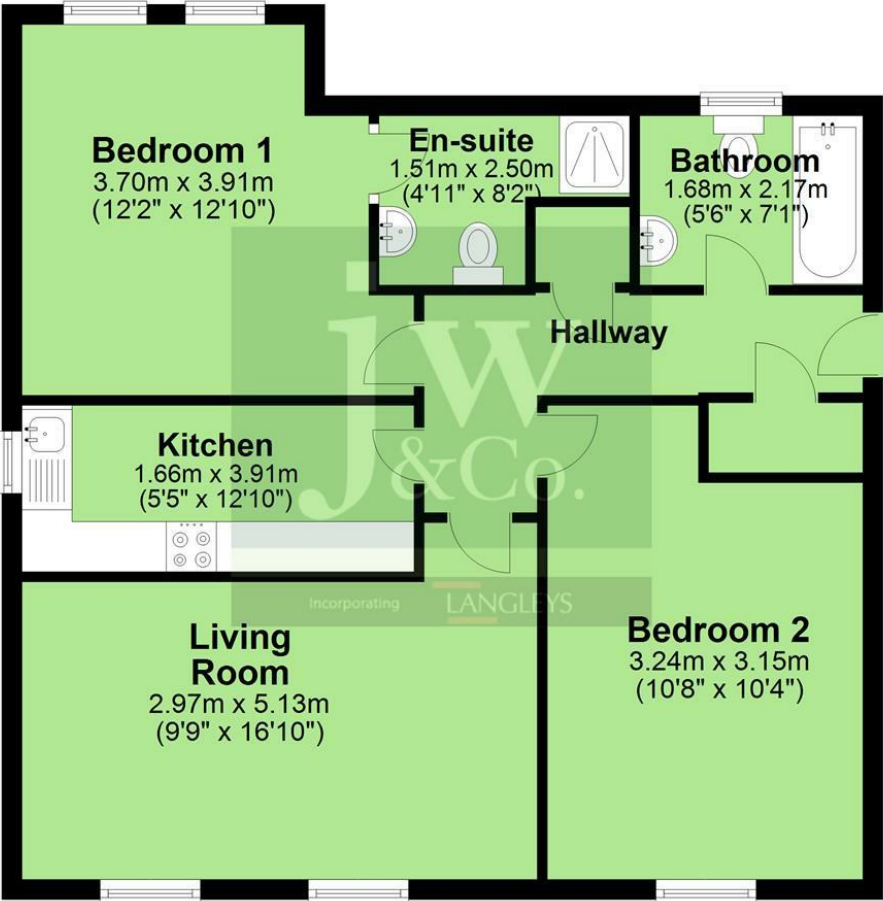
2 Avian Avenue

Located in the charming village of Frogmore, just south of St. Albans, 2 Avian Avenue offers a peaceful yet well-connected setting. The area benefits from excellent transport links, with Park Street and How Wood train stations within walking distance, providing direct connections to St. Albans City and Watford Junction, while the M25 and M1 motorways are just minutes away for easy access to London, Luton Airport, and beyond. Local bus routes also serve the area well. The community enjoys a mix of village charm and modern convenience, with local shops, cafés, and supermarkets nearby, as well as larger retail options at Colney Fields Shopping Park. Families are well-catered for with excellent schools, including How Wood Primary & Nursery School, Killigrew Primary & Nursery School, St. Columba's College, and St. Albans High School for Girls. For outdoor and leisure activities, Greenwood Park offers playing fields, tennis courts, and scenic walking routes, while Verulamium Park, Sopwell House Spa, and The Snow Centre in Hemel Hempstead provide additional recreation options. Golfers can take advantage of courses at The Centurion Club and Verulam Golf Club. With a blend of green spaces, a strong local community, and excellent transport links, Frogmore offers a balanced lifestyle between city access and suburban tranquillity.



Top Floor Apartment

Approx. 65.2 sq. metres (701.5 sq. feet)



Total area: approx. 65.2 sq. metres (701.5 sq. feet)



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	77	78
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

