



Connells

Abbots Avenue West
St. Albans



Property Description

A beautifully positioned three-bedroom family home boasting an exceptional mature and large rear garden, driveway parking and tremendous potential for modernisation throughout and enlargement, subject to the necessary planning consents.

The property offers well-proportioned accommodation and is ideally located within walking distance of the town centre and station, while also being conveniently placed for a number of highly regarded local schools.

The accommodation begins with a welcoming entrance hallway leading into a comfortable sitting room, along with a further reception room, ideal for use as a dining room, study or playroom. The ground floor is completed by a fitted kitchen, plus a store/utility room with it's own access to the front of the property.

Upstairs are three double bedrooms, a recently finished family bathroom and a separate WC.

Outside, the property benefits from driveway parking to the front, while to the rear lies what is undoubtedly the home's outstanding feature. The large garden is exceptionally mature and beautifully established, with an abundance of colourful flowers, mature trees, shrubs and planting creating a wonderfully private and tranquil setting.

For purchasers looking to create a long-term family home, the property also offers significant scope for extension, with potential to enlarge to the side and rear as well as convert the loft, all subject to the necessary planning permissions.

Location

Situated in a popular location to the south of the City centre and within around two miles of the mainline station and the Abbey station, which is only a short walk away. Abbots Avenue West is close to a range of amenities and also offers close access to the M1, A1 and M25 motorways.





Ground Floor



First Floor

Total floor area 97.8 m² (1,052 sq.ft.) approx

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.propertybox.io

Connells

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EPC Rating: Awaited
Council Tax Band: D

Tenure: Freehold



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