



8 Upton Avenue, St. Albans, AL3 5EW

Guide price £1,150,000 Freehold

 5  2  3  5



## 8 Upton Avenue

St. Albans, AL3 5EW

An attractive five-bedroom Edwardian bay-fronted semi-detached home, ideally positioned in a prime central location just moments from the vibrant City centre and within easy reach of the train station.

The property is entered via a covered porch and part-glazed front door into a welcoming entrance hall, with stairs rising to the first floor and doors to the principal rooms. To the front, a bright bay-fronted lounge provides a charming reception space, complete with a cosy log burner, picture rails and elegant coving.

The stylish fitted kitchen offers a comprehensive range of wall and base units with stone and wooden worktops, integrated appliances, space for a range cooker, and wood-effect flooring running seamlessly through the space. To the rear, an impressive family room is flooded with natural light from a part-vaulted ceiling with Velux windows and a roof lantern, alongside further windows and double doors opening onto the garden. This sociable space flows into the dining room, which features an attractive fireplace with fitted cupboards and shelving, continued wood flooring, and a door back to the hallway.

The first floor offers three double bedrooms and a family bathroom with roll-top bath, basin and WC. The principal bedroom enjoys a bay window, fireplace and built-in storage. The second floor provides two further double bedrooms, one with an en suite shower room, plus useful storage and there is access to a boarded loft space.

Outside, a brick wall and gate open onto a pathway bordered by planting. The private rear garden features a patio, lawn, flower beds, a wooden summer house, and a gate providing pedestrian access onto Stapley Road.

Located within a conservation area in the heart of the city centre, close to excellent schools, parks and amenities, this elegant home combines period character with spacious, versatile accommodation over three floors.





## ACCOMMODATION

Ground Floor

Porch

Entrance Hall

Lounge

15'2 x 11'6 (4.62m x 3.51m)

Kitchen

15'4 x 9'8 (4.67m x 2.95m)

Family Room

10' x 21'3 (3.05m x 6.48m)

Dining Area

12' x 10'11 (3.66m x 3.33m)

First Floor

Landing

Bedroom One

15'6 x 11'8 (4.72m x 3.56m)

Bedroom Two

15'8 x 10' (4.78m x 3.05m)

Bedroom Three

12'3 x 10'10 (3.73m x 3.30m)

Bathroom

Second Floor

Landing

Bedroom Four

12'5 x 11'11 (3.78m x 3.63m)

Ensuite

Bedroom Five

7'3 x 15'2 (2.21m x 4.62m)

OUTSIDE

Front Garden

Rear Garden

## Floor Plan



Total area: approx. 167.3 sq. metres (1800.3 sq. feet)

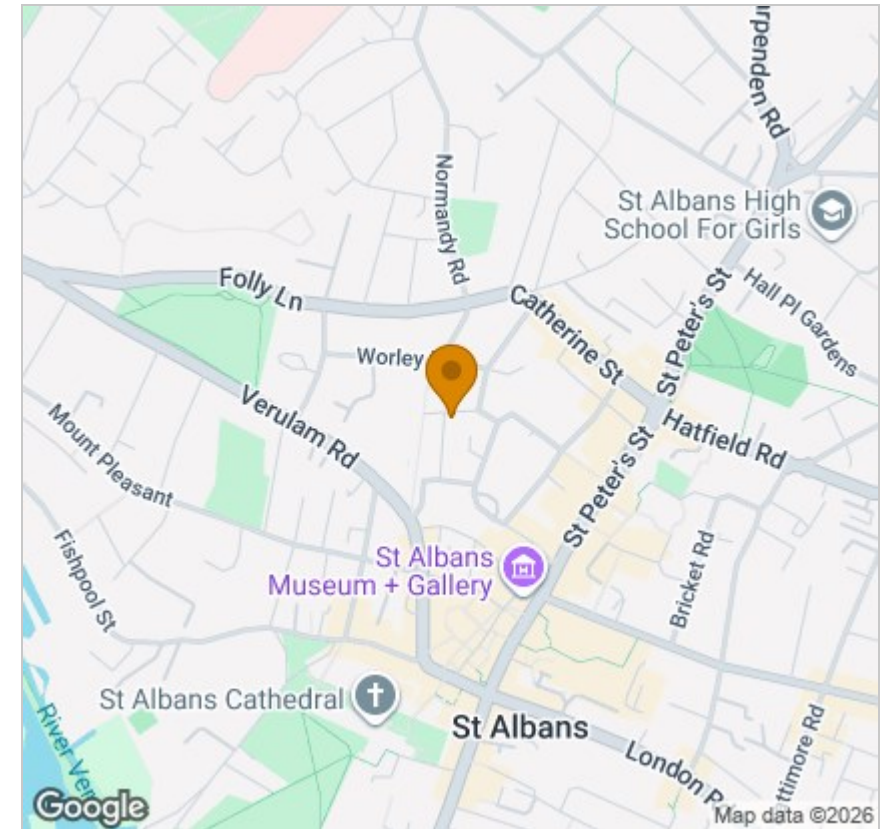
The Floor Plan is not to Scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared with due diligence and whilst we have confidence in the information produced it should not be relied upon. Maximum lengths and widths are represented on the plan. If there are any aspects of particular importance, you should carry out or commission your own inspection of the property. Copyright © SKMSTUDIO  
Plan produced using PlanUp...

## Viewing

Please contact our Office on 01727 223344 if you wish to arrange a viewing appointment for this property or require further information.

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.

## Area Map



## Energy Efficiency Graph

