



21 Folly Avenue, St. Albans, AL3 5QB

Guide price £585,000 Freehold



## 21 Folly Avenue

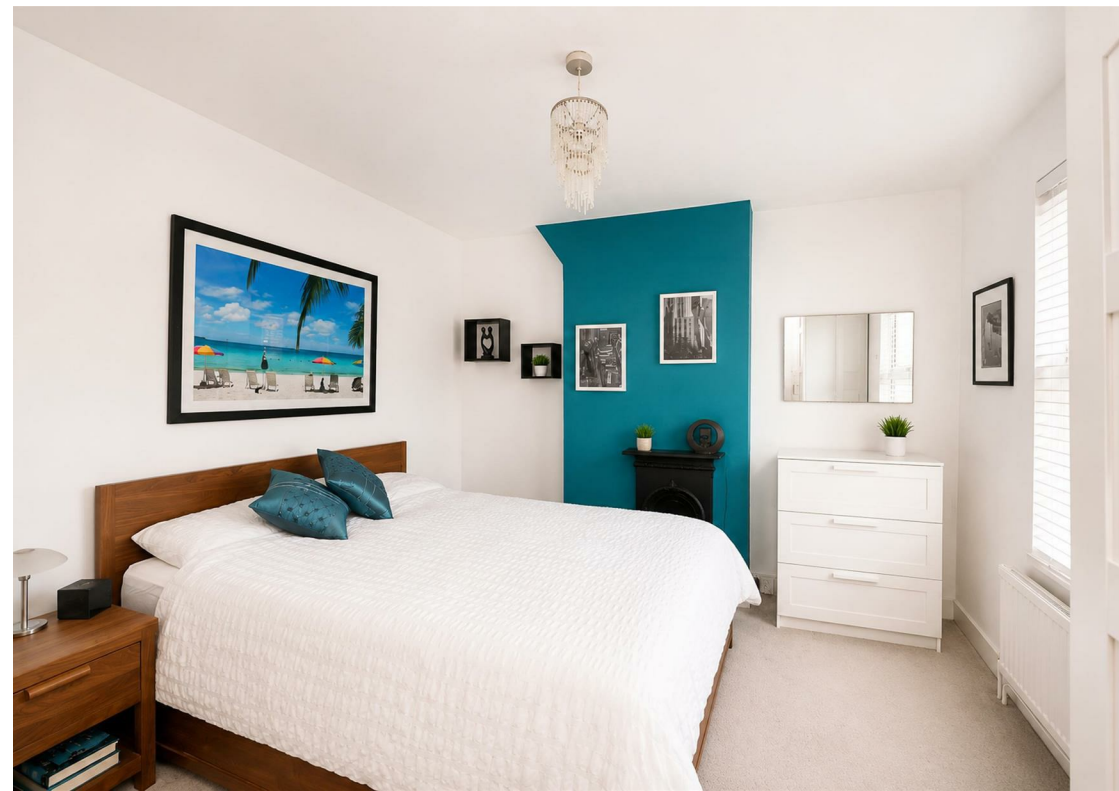
St. Albans, AL3 5QB

An attractively presented two double bedroom Victorian end-of-terrace home, situated within a sought-after conservation area and only a 10 minute walk from St Albans' vibrant city centre, local amenities, transport links and excellent schools.

The accommodation begins with a welcoming lounge, featuring a generous front-facing window, original style working fireplace, and exposed wooden floorboards. A doorway leads through to the sociable dining room, which enjoys views and access to the rear garden via a glazed door and window. This versatile space includes wooden flooring, stairs rising to the first floor, and superb built-in under-stairs storage. A wide archway opens into the fitted kitchen, equipped with beech-coloured wall and base units, worktops above, a 1 1/2 bowl sink unit, integrated double oven with gas hob, integrated washing machine, fridge, freezer, and dual-aspect windows to the side and rear.

Upstairs, the first-floor landing provides access to all rooms. The principal bedroom is a generous double, enhanced by an attractive central feature fireplace and a window overlooking the front. The second double bedroom also includes a feature fireplace and enjoys views of the rear garden. The stylish bathroom offers a contemporary finish with a spacious walk-in, wet-room-style shower featuring a waterfall and handheld attachment, WC, and wash hand basin.

Externally, the property boasts a pleasant frontage with a low-level brick wall and an attractive chequered tiled pathway leading to the front door. To the rear is a wonderful southerly-facing garden, ideal for outdoor entertaining, with an initial brick patio, a further seating area to the rear, raised flowerbed borders, and a useful wooden storage shed. A side gate provides access to the passageway leading back to the front of the property.





## ACCOMMODATION

### Ground Floor

#### Lounge

11'2 x 12'1 (3.40m x 3.68m)

#### Dining Room

14'5 x 12'1 (4.39m x 3.68m)

#### Kitchen

7'11 x 7'9 (2.41m x 2.36m)

### First Floor

#### Bedroom 1

11'3 x 12'1 (3.43m x 3.68m)

#### Bedroom 2

11'10 x 9'4 (3.61m x 2.84m)

#### Shower Room

### Outside

Paved Front Garden

Paved Rear Garden

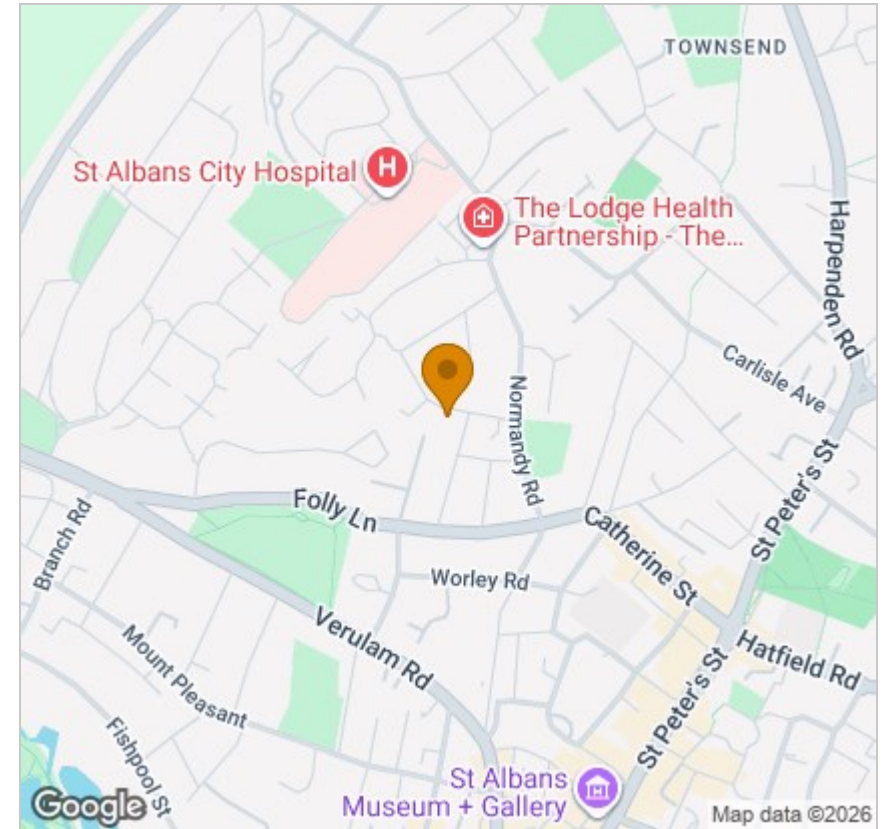
## Floor Plan



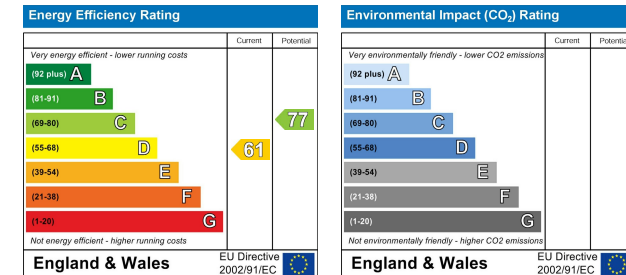
Total area: approx. 69.6 sq. metres (749.6 sq. feet)

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...

## Area Map



## Energy Efficiency Graph



## Viewing

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

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