



**31 Stanley Avenue, St. Albans**

Guide Price **£750,000**







## 31 Stanley Avenue

St. Albans, St. Albans

Situated in the sought-after, peaceful location of Chiswell Green, this charming three-bedroom chalet bungalow on Stanley Avenue offers the perfect blend of comfort and convenience. Boasting off-street parking and a generously sized easterly facing rear garden that floods with morning light Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Semi-Detached Chalet Bungalow
- Extended Kitchen/Breakfast Room
- Sitting Room with Open Fireplace
- Separate Dining Room
- Modern Family Shower Room
- Large East Facing Rear Garden
- Carport/Workshop
- Off Street Parking
- Chain Free







With over 1,500 sq ft of versatile accommodation, this chalet bungalow offers wonderful potential for both downsizers and growing families. The ground floor features an extended, light-filled kitchen/breakfast room, a welcoming sitting room with an open working fireplace and access to the conservatory, and a separate dining room ideal for hosting or everyday family life. The principal bedroom and a modern family shower room are also conveniently located on this level.

Upstairs, a spacious landing—currently used as a home office—creates a flexible additional area, leading to two further well-proportioned bedrooms.

Outside, the property continues to impress with a generous rear garden, a 250 sq ft carport/workshop, and a neat front garden with off-street parking.

Available chain free, this is a home ready to be shaped to your lifestyle.



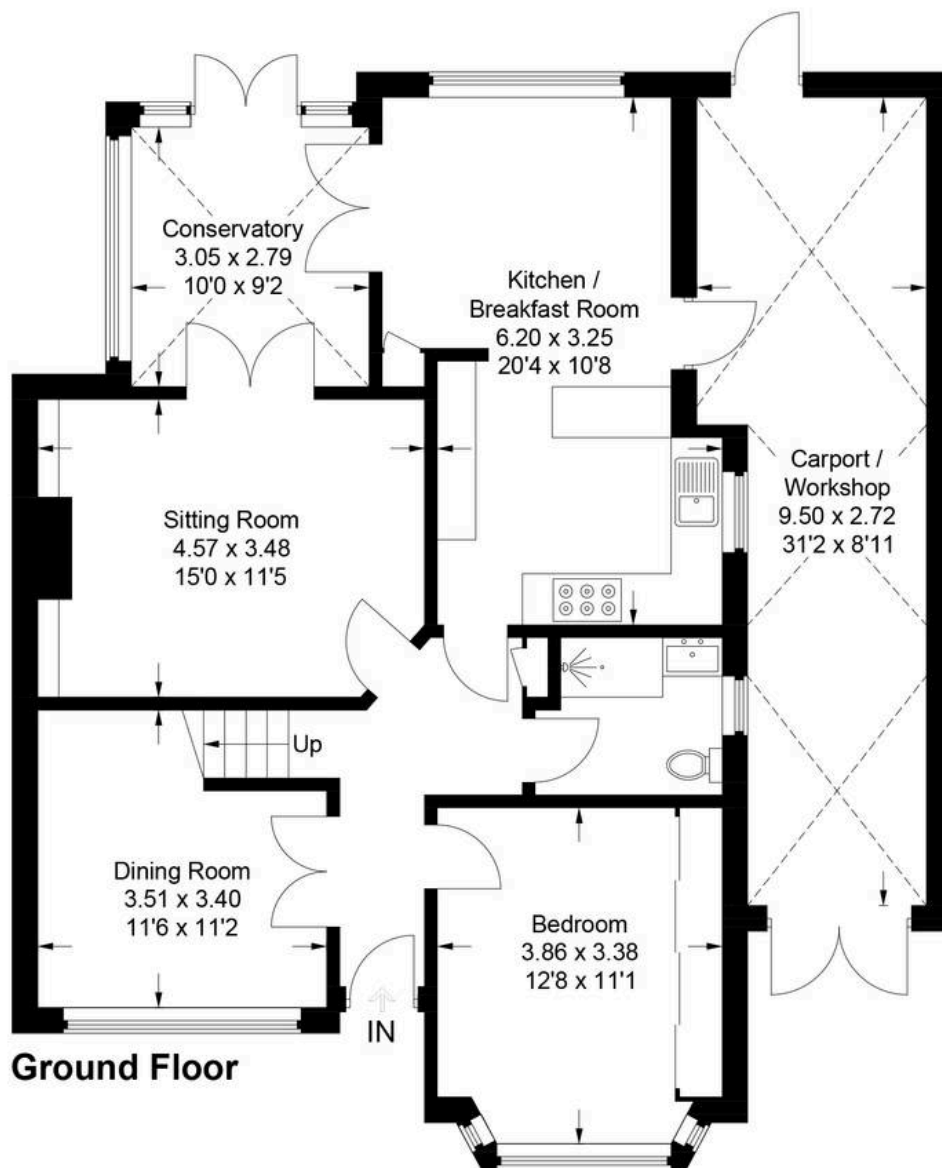







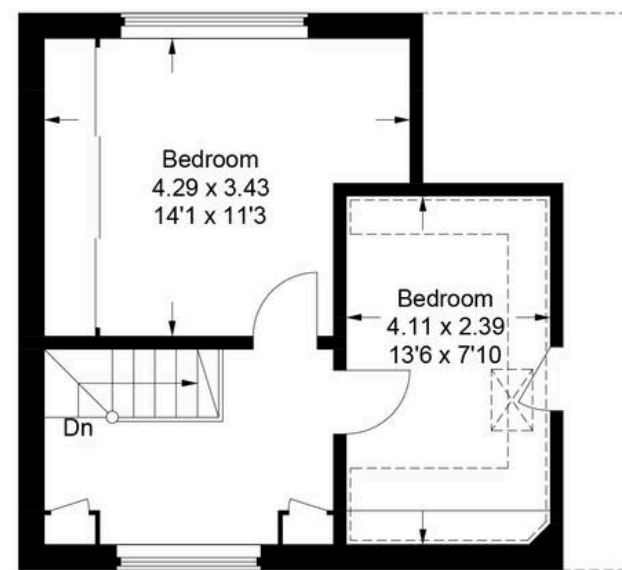


Approximate Gross Internal Area  
(Including Carport / Workshop)  
Ground Floor = 109.2 sq m / 1,175 sq ft  
First Floor = 32.3 sq m / 348 sq ft  
Total = 141.5 sq m / 1,523 sq ft



**Ground Floor**

 = Reduced headroom below 1.5m / 5'0



**First Floor**

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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## Fine & Country St Albans

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