10 Tavistock Avenue, St. Albans, AL1 2NH

Guide price £725,000 Freehold

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Paul Barker
ESTATE AGENTS

10 Tavistock Avenue

St. Albans, AL1 2NH

An attractive 1930s semi-detached house overlooking a green, benefiting from a west-facing rear garden and a garage providing a flexible home office.

The property is entered via an entrance porch leading into a welcoming hallway with stairs to the first floor and access to a convenient cloakroom/W.C. The ground floor offers a spacious sitting room, an extended lounge/diner with sliding patio doors opening to the rear garden, and a modern extended kitchen fitted with a range of units, incorporating integrated appliances alongside space for freestanding appliances.

On the first floor, the landing has a side window and doors to all rooms. The principal bedroom features fitted wardrobes, while the second bedroom also offers built-in storage. There is a further third bedroom and a family bathroom completing the floor.

Externally, the property enjoys a pleasant front garden screened from the pavement by an established evergreen hedge, with a driveway providing off-street parking and access to the garage. The west-facing rear garden includes a patio area with a home bar fitted with optics, leading to a lawn bordered by mature plants, bushes and trees, with a useful storage shed and side access. The garage is a flexible space with a part-vaulted ceiling, Velux-style windows, and a mezzanine level.

Tavistock Avenue is well positioned close to excellent local amenities and falls within the catchment of highly regarded schools. St Albans city centre, with its extensive shopping and leisure facilities, mainline train station, Verulamium Park and Westminster Lodge leisure centre, are all within easy reach.

ACCOMMODATION

Porch

Entrance Hall

Sitting Room
13'8 x 13'6 (4.17m x 4.11m)

Lounge/Dining Room
20'5 x 11'7 (6.22m x 3.53m)

Kitchen
13'8 x 7'11 (4.17m x 2.41m)

W,C.

FIRST FLOOR

Landing

Bedroom
13'7 x 11'9 (4.14m x 3.58m)

Bedroom
11'3 x 11'0 (3.43m x 3.35m)

Bedroom
7'11 x 7'11 (2.41m x 2.41m)

Bathroom

OUTSIDE

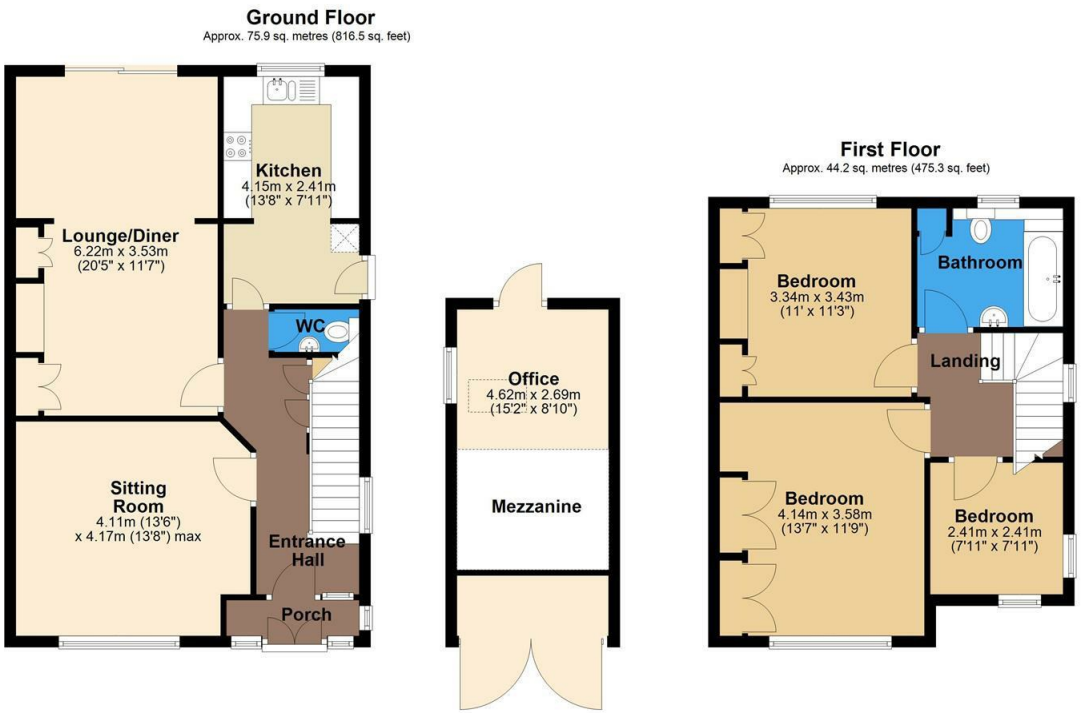
Frontage

Rear Garden

Office
15'2 x 8'10 (4.62m x 2.69m)

Mezzanine

Floor Plan

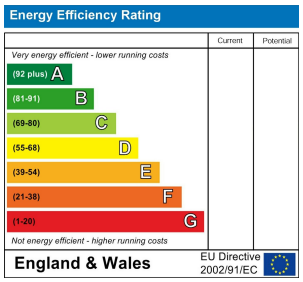


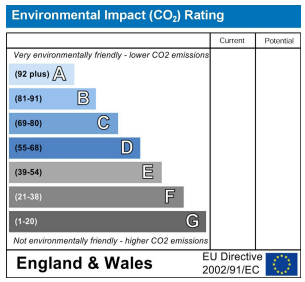
Total area: approx. 120.0 sq. metres (1291.7 sq. feet)

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.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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