

4 Rodney Avenue, St. Albans, AL1 5SX

Guide price £700,000 Freehold

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ESTATE AGENTS

4 Rodney Avenue

St. Albans, AL1 5SX

A bright and spacious three-bedroom semi-detached house in a popular residential location and benefitting from no onward chain.

An entrance porch, with WC, leads into a generous lounge, separate dining room/study and well-proportioned kitchen. Stairs lead to the first-floor landing and the three bedrooms and family bathroom. Externally is a garage and a beautiful, well kept, mature rear garden accessed via patio doors from the lounge or side access from the kitchen. The side access continues onto a sizeable front garden and parking spaces for two cars. The rear garden offers a private well-kept area featuring patio area with mature bushes and plants to the side. This property presents a great opportunity to extend (Subject to planning permission).

Rodney Avenue is a highly desirable location within close proximity of highly regarded local schools including Samuel Ryder Academy. Close to local shops and amenities and within 1 mile of the mainline train station at St Albans City.

























GROUND FLOOR

Hallway

WC

Living Room
17'5" x 12'9" (5.32 x 3.90)

Living Room 2
9'4" x 8'5" (2.85 x 2.59)

Dining Room
9'11" x 9'8" (3.04 x 2.95)

Study
9'2" x 8'7" (2.80 x 2.62)

Kitchen
10'10" x 7'4" (3.32 x 2.24)

FIRST FLOOR

Bedroom 1
14'2" x 10'7" (4.32 x 3.24)

Bedroom 2
10'7" x 9'10" (3.25 x 3.02)

Bedroom 3
9'2" x 7'7" (2.80 x 2.33)

Bathroom

EXTERNAL

Garage
17'4" x 9'3" (5.29 x 2.84)

Floor Plan

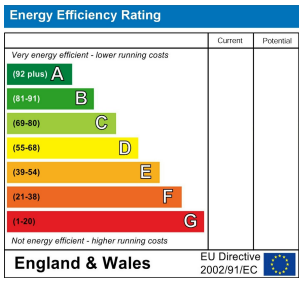
Approximate Gross Internal Area 1092 sq ft - 101 sq m
(Excluding Garage)
Ground Floor Area 649 sq ft – 60 sq m
First Floor Area 443 sq ft – 41 sq m
Garage Area 162 sq ft – 15 sq m

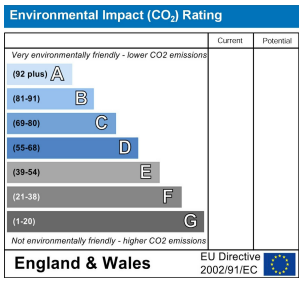


Area Map



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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