



22 Cherry Tree Avenue, St. Albans, AL2 1RU

Guide price £495,000 Freehold



22 Cherry Tree Avenue

St. Albans, AL2 1RU

A bright and spacious three-bedroom semi-detached house set on a generous plot, located on a quiet residential road in the heart of the village of London Colney. The property offers tremendous scope to personalise and extend, subject to planning permission, with potential to the side and rear, and is offered with no onward chain.

Accommodation begins with a part-glazed front door opening into a useful entrance porch, which in turn leads into the main hallway with stairs to the first floor and doors to all principal rooms. The bay-fronted lounge is light and spacious and features a central fireplace.

The kitchen breakfast room is fitted with a range of light-coloured wall and base units, with a mix of freestanding and integrated appliances. There are two storage cupboards and a door leading through to the conservatory, which enjoys views over the rear garden and provides access via sliding doors to the rear garden.

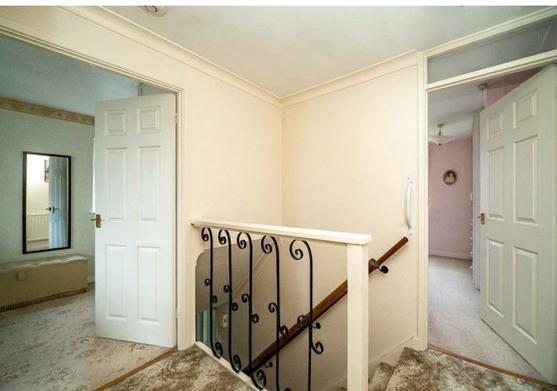
The ground floor also benefits from a bathroom fitted with a bath and wash basin, along with a separate downstairs WC.

To the first floor, the landing provides access to the principal bedroom, which features a range of fitted wardrobes, as well as two further well-proportioned bedrooms.

Externally, the property enjoys an attractive frontage with a well-maintained lawned garden and off-street parking leading to a garage with an up-and-over door. To the rear, there is a patio area leading to a lawn with established bushes and trees to the side and rear, along with two useful storage sheds.

Cherry Tree Avenue is a popular residential location, close to local shops and services, well-regarded schools, and offering easy access to St Albans city centre and the M25 motorway network.





ACCOMMODATION

Ground Floor

Porch

Lounge

11'11 x 16'2 (3.63m x 4.93m)

Kitchen/Breakfast Room

11'9 x 10'9 (3.58m x 3.28m)

Conservatory

6'1 x 9'10 (1.85m x 3.00m)

Bathroom

WC

First Floor

Landing

Bedroom 1

9'6 x 16'2 (2.90m x 4.93m)

Bedroom2

15'1 x 8'1 (4.60m x 2.46m)

Bedroom 3

8'10 x 7'9 (2.69m x 2.36m)

OUTSIDE

Front Garden

Driveway

Garage

14'9 x 8'8 (4.50m x 2.64m)

Rear Garden

Floor Plan



Total area: approx. 100.0 sq. metres (1076.1 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

