



Robert Avenue, St. Albans, AL1 2QP

welcome to

Robert Avenue, St. Albans

Situated in the highly regarded St Julians area of St Albans, this extended three-bedroom semi-detached home on Robert Avenue offers generous and versatile living space, ideal for modern family life.



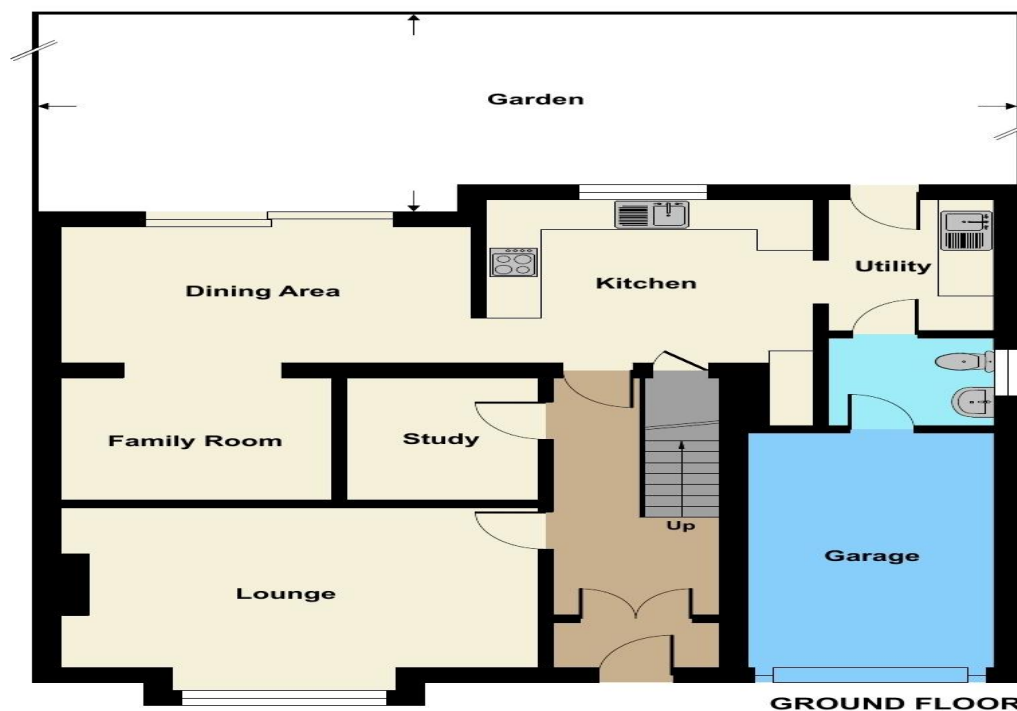
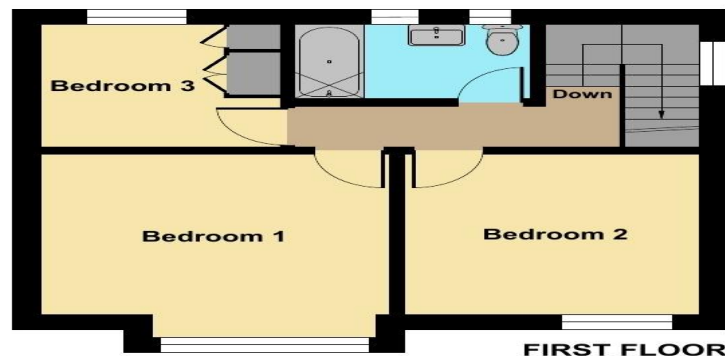
Robert Avenue, St. Albans, AL1

Approximate Area = 1296 sq ft / 120.4 sq m

Garage = 134 sq ft / 12.4 sq m

Total = 1430 sq ft / 132.8 sq m

For identification only - Not to scale



Lounge

16' 9" max x 10' 6" to bay (5.11m max x 3.20m to bay)

Dining Area

14' x 9' (4.27m x 2.74m)

Kitchen

12' x 11' 1" (3.66m x 3.38m)

Family Room

9' 6" x 8' (2.90m x 2.44m)

Study

8' x 6' 9" (2.44m x 2.06m)

Utility Room

8' 3" x 5' 4" (2.51m x 1.63m)

W.C

Bedroom 1

12' 3" max x 10' 6" into bay (3.73m max x 3.20m into bay)

Bedroom 2

10' 6" x 10' 3" (3.20m x 3.12m)

Bedroom 3

8' 3" into wardrobe x 6' 6" (2.51m into wardrobe x 1.98m)

Bathroom



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2026. Produced for William H Brown. REF: 1396482

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Robert Avenue, St. Albans

- Extended Semi-Detached Home
- Garage & Driveway Parking
- 3 Bedrooms
- Family Room
- Separate Utility Room

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: E

£795,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
ALB106071 - 0004

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