



42 Folly Avenue, St. Albans, AL3 5PY

Guide price £800,000 Freehold



Paul Barker  
ESTATE AGENTS

## 42 Folly Avenue

St. Albans, AL3 5PY

An attractive Victorian four-bedroom home located in a sought-after residential area of St Albans. This elegant property blends period charm with modern comfort and is set within a desirable street close to local amenities, transport links and excellent schools.

The house begins with a covered porch and a part-glazed front door that opens into a welcoming entrance hall, featuring stairs to the first floor and doors to the main living areas. At the front, a spacious lounge enjoys three sash-style windows, a feature fireplace, and an open square archway connecting to the dining room. This sociable space includes a rear-facing window, another feature fireplace, and a useful built-in storage cupboard.

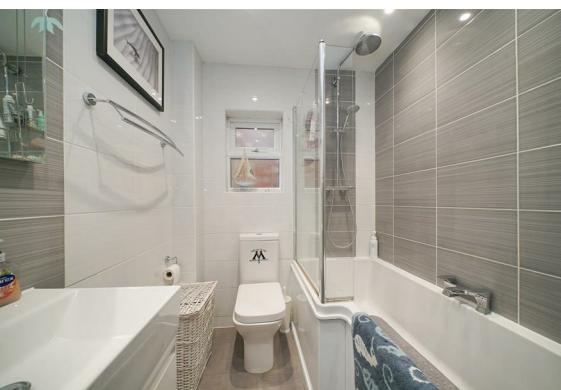
To the rear, the kitchen offers a range of quality wall and base units with worktops above, and a mix of integrated and freestanding appliances. A side window and bi-folding doors provide excellent natural light and open directly onto the rear garden.

On the first floor, the landing provides access to a built-in storage cupboard, stairs to the second floor, and three bedrooms. The principal bedroom is located at the front of the house and features two sash windows and a decorative fireplace. Two further bedrooms overlook the rear garden. A stylish family bathroom includes a freestanding bath, separate shower, WC, and a basin with storage below.

The second floor offers a generous fourth bedroom with four Velux-style windows to the rear, excellent eaves storage, and access to a convenient ensuite WC with wash hand basin.

Externally, the front garden includes a low brick retaining wall and evergreen hedge for privacy, along with a traditional Victorian-style path leading to the entrance. The mature 130ft rear garden features a patio area, lawn, established trees and hedging, and a useful storage shed.





## ACCOMMODATION

**Porch**

**Entrance Hall**

**Lounge**

**11' x 10'2 (3.35m x 3.10m)**

**Dining Room**

**11'11 x 10'7 (3.63m x 3.23m)**

**Kitchen**

**13'3 x 8'5 (4.04m x 2.57m)**

## FIRST FLOOR

**Bedroom 1**

**11' x 13'6 (3.35m x 4.11m)**

**Bedroom 2**

**13'3 x 8'5 (4.04m x 2.57m)**

**Bedroom 3**

**7'4 x 7'8 (2.24m x 2.34m)**

**Bathroom**

## SECOND FLOOR

**Bedroom 4**

**13'11 x 8'11 (4.24m x 2.72m)**

**En-suite**

**Eaves Space**

## OUTSIDE

**Frontage**

**Rear Garden**

**130 (39.62m)**

## Floor Plan



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.

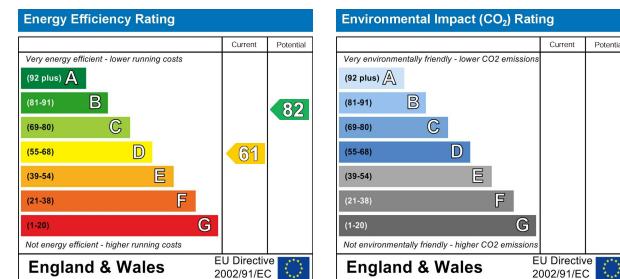
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## Area Map



## Energy Efficiency Graph



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