



Connells

Abbey Avenue
St. Albans



Property Description

Welcome to this exquisite three double bedroom semi-detached house, meticulously renovated to offer luxury living at its finest. This remarkable property boasts an impressive out house/annex complete with full utilities, including a cozy living area, modern kitchen and WC. Perfect for guests or as a private workspace. Step inside to discover a sizable living room that exudes warmth and elegance, seamlessly flowing into a separate dining room ideal for entertaining. The bright and airy conservatory offers a perfect retreat to relax while enjoying views of the extensive rear garden, which benefits from side access. An outdoor oasis for family gatherings and summer barbecues. At the heart of the home lies a contemporary high-spec kitchen featuring stunning marble worktops and ample storage, catering to both culinary enthusiasts and everyday family needs. The family bathroom is a luxurious haven, complete with a standalone bath, marble surfaces, and a walk-in shower, while the master bedroom is complemented by its own ensuite for added privacy and convenience. This property not only offers a beautiful living space but also practical off-road parking for five or more vehicles, ensuring comfort for families and guests alike. Ideally situated within close proximity to the picturesque Verulamium Park, as well as St Columbus College and Prae Wood Primary School, this home is surrounded by sought-after local amenities, making it a perfect choice for families and professionals.

Driveway Parking

Entrance Porch

Front Door Leading To;

Entrance Hallway

Sitting Room

16' 11" Max x 11' 10" Max (5.16m Max x 3.61m Max)

Dining Room

11' 11" x 10' 10" (3.63m x 3.30m)

Kitchen

13' 4" Max x 8' 2" Max (4.06m Max x 2.49m Max)

Conservatory

8' 6" Max x 8' 4" Max (2.59m Max x 2.54m Max)

Stairs Rising To;

First Floor Landing

Bedroom One

13' Max x 10' 1" Max (3.96m Max x 3.07m Max)

En Suite Shower Room

Bedroom Two

12' Max x 9' 2" Max (3.66m Max x 2.79m Max)

Bedroom Three

6' 5" Max x 6' 1" Max (1.96m Max x 1.85m Max)

Family Bathroom

Outbuilding

Rear Garden









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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38 Chequer Street
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EPC Rating: D Council Tax
 Band: E

Tenure: Freehold

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