



6 New Barnes Avenue, St. Albans, Hertfordshire AL1 1TG

Guide price £1,100,000 Freehold

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## 6 New Barnes Avenue

St. Albans, Hertfordshire AL1 1TG

A highly attractive 1920s-built four-bedroom detached house with a generous west-facing garden and detached garage, set in a peaceful cul-de-sac just over a mile from St Albans City Centre and the mainline station.

The accommodation opens with a welcoming entrance hall and turning staircase. The triple-aspect lounge features an Inglenook-style fireplace with French doors to the garden. There is also a bay-fronted dining room and a sociable kitchen/breakfast room with central island, which flows into a bright family room with part-vaulted ceiling and double doors to the garden. A downstairs shower room completes the ground floor.

Upstairs, the principal bedroom enjoys a triple aspect and fitted wardrobes, with three further bedrooms all offering built-in storage. A family bathroom, separate WC, and additional shower room serve the first floor.

Outside, the property has an established front garden, block-paved driveway, and gated access leading to a further driveway and detached garage with power and light. The circa 140ft west-facing rear garden enjoys a patio area, lawn and established borders, extending to an additional area currently used as a fruit and vegetable plot.

New Barnes Avenue is a quiet, family-friendly cul-de-sac within easy reach of the city centre, station, excellent local schools, and road links to the M25 and M1.





## ACCOMMODATION

### Entrance Hall

### Lounge

16'5 x 13 (5.00m x 3.96m)

### Dining Room

12 x 11 (3.66m x 3.35m)

### Kitchen/Breakfast Room

11'9 x 18'5 (3.58m x 5.61m)

### Family Room

11 x 12'1 (3.35m x 3.68m)

### Shower Room

## FIRST FLOOR

### Bedroom 1

16' x 10'8 (4.88m x 3.25m)

### Bedroom 2

11'4 x 11'2 (3.45m x 3.40m)

### Bedroom 3

8'8 x 10'10 (2.64m x 3.30m)

### Bedroom 4

8'10 x 9 (2.69m x 2.74m)

### Bathroom

### WC

### Shower Room

## OUTSIDE

### Front Garden/Driveway

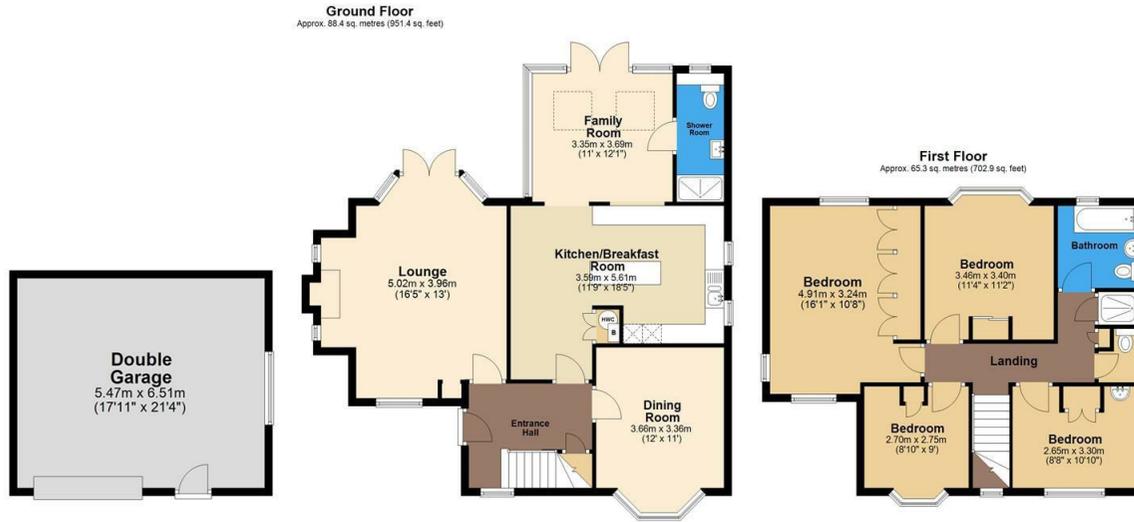
### Garage

17'11 x 21'4 (5.46m x 6.50m)

### Rear Garden

140 (42.67m)

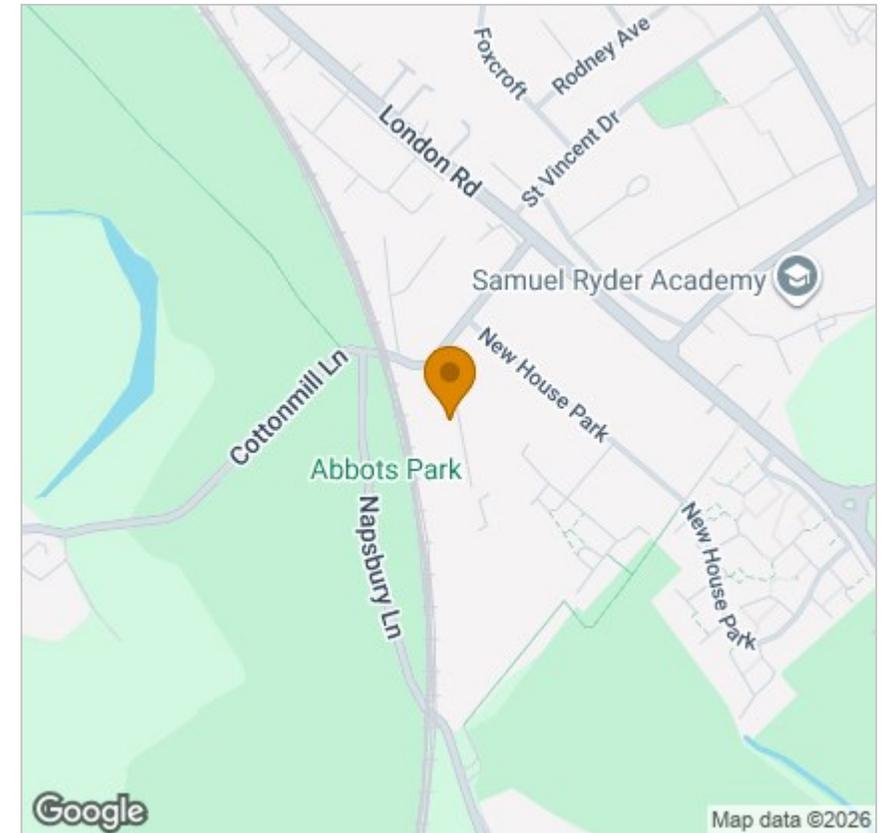
## Floor Plan



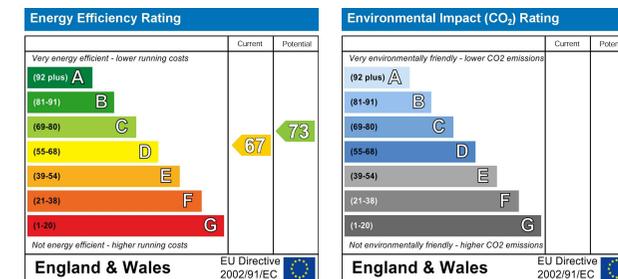
Total area: approx. 153.7 sq. metres (1654.3 sq. feet)

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.  
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## 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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