



42 Folly Avenue, St. Albans, AL3 5PY

Guide price £800,000 Freehold



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



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Viewing

Please contact our Office on 01727 223344 if you wish to arrange a viewing appointment for this property or require further information.

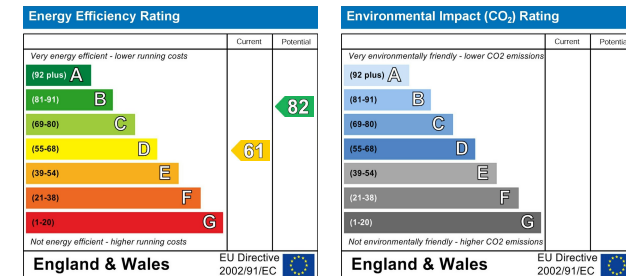
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Area Map



Energy Efficiency Graph



Paul Barker
ESTATE AGENTS