





**A WELL-PRESENTED semi-detached property that has been altered from its original design situated in a highly SOUGHT AFTER LOCATION. Salisbury Avenue is a popular with those who seek easy access to reputable schooling including BEAUMONT and VERULAM School, as well as being well placed for easy access to Thameslink and the city centre.**

**Asking Price: £1,250,000**

This substantial family home offers flexible living space that comprises of, an entrance hall, bay fronted reception room, kitchen with dining space, a further living room with patio doors leading out to the garden, and a downstairs cloakroom. To the first floor there are three generous bedrooms all with built in storage and family bathroom. On the second floor, there is a bright and spacious fourth bedroom.

Externally, this family home enjoys a wonderful, lengthy garden that is mainly laid to lawn and features mature shrubs and a patio area. To the rear of the garden there is a delightful vegetable garden offering the homeowner space to grow their own produce. To the front, there is a side access, driveway, and garage.

EPC Rating: E 52  
Council Tax Band: F





Entrance Hall

Dining Room 4.10m x 3.84m (13'5" x 12'7").

Living Room 3.93m x 3.52m (12'11" x 11'7").

Kitchen 5.26m x 2.52m (17'3" x 8'3").

Cloakroom

Bedroom 1 4.10m x 3.84m (13'5" x 12'7").

Bedroom 2 3.93m x 3.54m (12'11" x 11'7").

Bedroom 3 2.95m x 2.55m (9'8" x 8'4").

Bathroom

Bedroom 4 4.09m x 3.68m (13'5" x 12'1").

Garden

Garage 6.53m x 2.64m (21'5" x 8'8").







**PLEASE NOTE**

These particulars do not constitute an offer or contract in whole or in part. Please note that these details have been prepared for prospective purchasers as a general guide. We have endeavoured to be accurate in their preparation, but any intending purchaser should not rely on them as statements or representations of fact. In respect of the floor plans, these are for illustrative purposes only and room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore may include cupboards/shelves, etc. No responsibility is taken for any error. Accordingly they should not be relied upon for carpets and furnishings. The services, systems and appliances at the property have not been tested and no guarantee as to their operability or efficiency can be given.



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