







An extended 1920's semi-detached **THREE BEDROOM** home, positioned within the **HIGHLY SOUGHT AFTER** and well-regarded road of, **SALISBURY AVENUE**. Positioned to provide easy distance to **BEAUMONT** and **VERULAM** Schools, as well as being placed for easy access to **Thameslink** and the city centre.

**Guide Price: £900,000**

The property offers spacious accommodation to include an entrance hall, living room with bay window to the front, doors through to the dining room with views over the garden, ground floor cloakroom, and a recently refitted modern kitchen. On the first floor there are three good sized bedrooms, two with built in storage, and a family bathroom. Outside there is a mature rear garden that is mainly laid to lawn and also offers a patio area, and to the front, there is a driveway providing off-road parking for several vehicles.

EPC Rating: 49 E  
Council Tax Band: E









Entrance Hall

Living Room 4.26m x 3.65m (14' x 12').

Dining Room 3.65m x 3.51m (12' x 11'6").

Kitchen 4.33m x 3.55m (14'2" x 11'8").

Cloakroom

Bedroom 1 4.26m x 3.51m (14' x 11'6").

Bedroom 2 3.65m x 3.51m (12' x 11'6").

Bedroom 3 3.55m x 1.97m (11'8" x 6'6").

Bathroom

Garden











**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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