





Offered for sale with **NO UPPER CHAIN** is this 1930's built three-bedroom semi-detached **FAMILY HOME** occupying a **GENEROUS WEST FACING** plot and situated on one of St Albans **FINEST TREE LINE ROADS** close to excellent local schools, convenient amenities and **WALKING DISTANCE** to the mainline railway station.

Guide Price: £1,250,000

The accommodation is arranged over two levels and comprises an entrance hall, living/dining room, conservatory, and a well-appointed kitchen. On the first floor, there are three bedrooms, family bathroom and access to loft space. Externally, the property benefits from a pretty front garden and driveway providing off-road parking. There is side access to a substantial west-facing rear garden, which is a lovely feature of this property.

In our opinion, this beautiful property offers a wonderful opportunity to extend and refurbish to a buyer's specification to create a dream family home on a premier St Albans Road. Salisbury Avenue is popular with those seeking easy access to reputable schooling, including Beaumont and Verulam, and being well placed for easy access to Thameslink and the city centre.

EPC Rating: TBC
Council Tax Band: E





Entrance Hall

Living/Dining Room 8.02m x 4.09m (26'4" x 13'5").

Kitchen 3.82m x 2.67m (12'6" x 8'9").

Conservatory 2.84m x 2.07m (9'4" x 6'9").

Bedroom 1 4.29m x 4.09m (14'1" x 13'5").

Bedroom 2 3.60m x 3.39m (11'10" x 11'1").

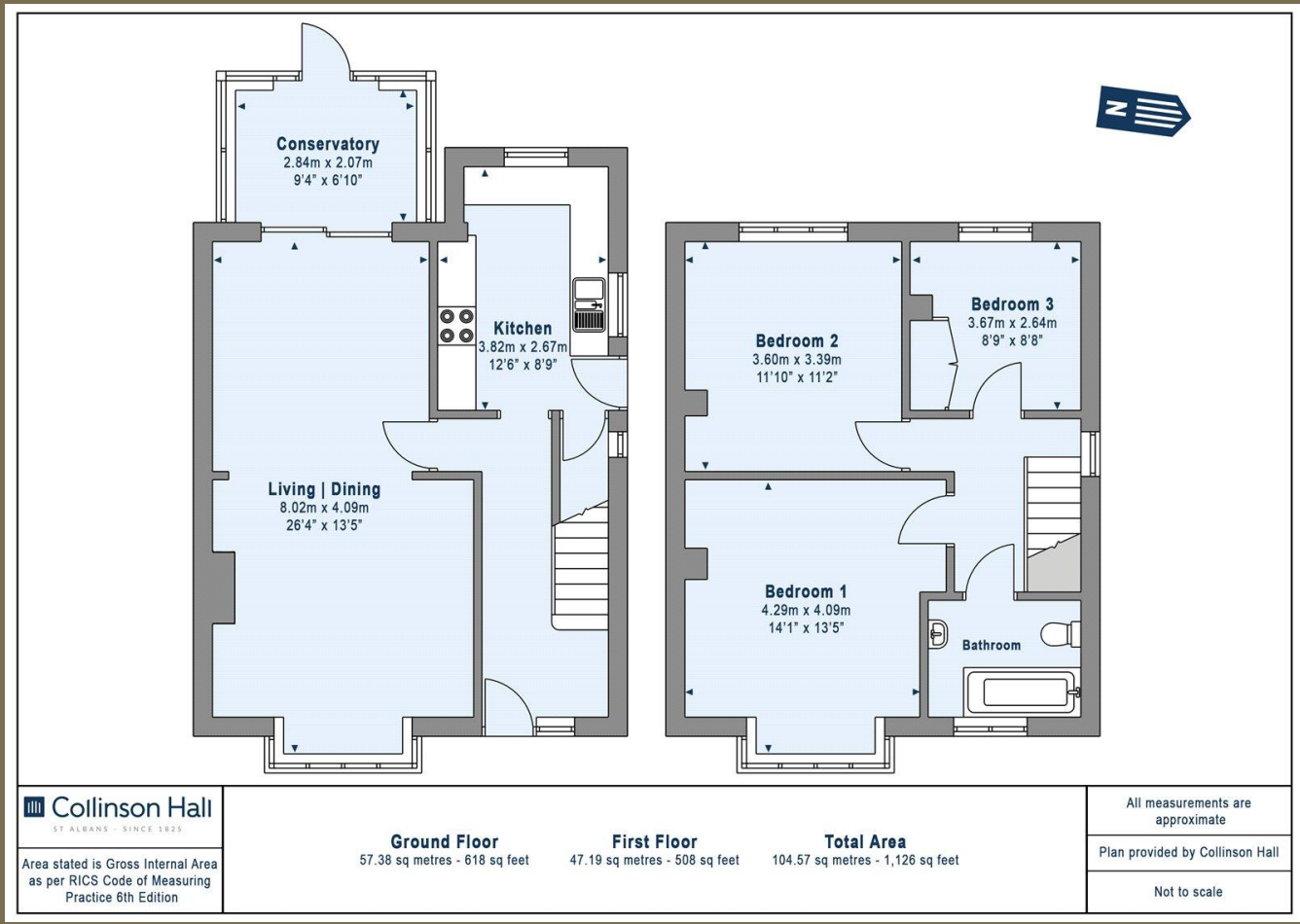
Bedroom 3 3.67m x 2.64m (12' x 8'8").

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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