





A SPACIOUS and beautifully presented THREE-BEDROOM semi-detached FAMILY HOME situated on a SOUGHT-AFTER TREE-LINED AVENUE close to excellent amenities and transport links.

Offers Over: £850,000

Beautifully presented and filled with natural light, this impressive home offers well-proportioned accommodation arranged over two floors. The ground floor welcomes you with an inviting entrance hall, complete with a guest cloakroom and excellent storage. A charming box bay sitting room provides a cosy retreat, while a generous dining room flows seamlessly into a stunning, modern kitchen, thoughtfully designed and fully equipped for contemporary living.

Upstairs, the property offers three well-sized bedrooms and a sleek, modern family bathroom.

Externally, a private driveway provides off-road parking and leads to a garage, while the substantial rear garden offers the perfect setting for outdoor entertaining and family enjoyment.

In our opinion, this already exceptional home presents an exciting opportunity to further extend (subject to the necessary planning consents).

Stanley Avenue in St Albans is a well-regarded residential road offering convenient access to the city centre, mainline station and a range of local amenities. The area is popular with families, benefitting from proximity to well-regarded schools including Loreto College and St Albans Girls' School (STAGS), as well as nearby parks and everyday shopping facilities.

EPC Rating: D 65

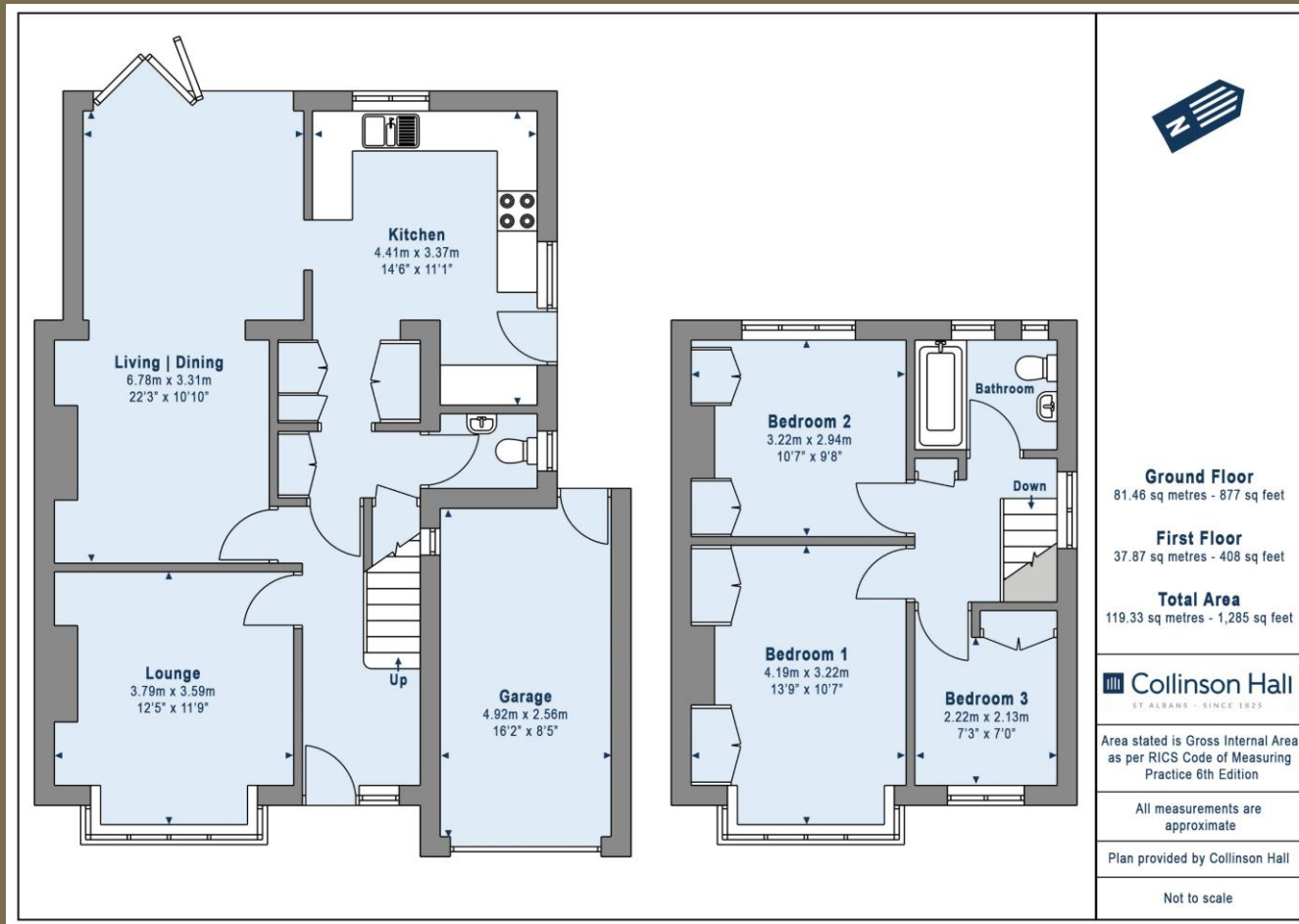
Council Tax Band: E











Collinson Hall
ST ALBANS · SINCE 1825

Area stated is Gross Internal Area as per RICS Code of Measuring Practice 6th Edition

All measurements are approximate

Plan provided by Collinson Hall

Not to scale

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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