









Situated on one of St Albans' most sought-after and prestigious roads, this spacious three-bedroom detached family home occupies a substantial and beautifully maintained southerly facing plot, close to excellent amenities and reputable local schools.

**Guide Price: £1,350,000**

Boasting approximately 1,572 sq ft of elegant accommodation, the property presents a rare and exciting opportunity for buyers to extend and enhance, creating a truly bespoke family home in a premier location. The residence opens into a welcoming entrance porch and hallway, leading to a stylish guest cloakroom, an elegant bay-fronted dining room, a spacious formal living room, a bright and airy conservatory, and a well-appointed kitchen. The first floor enjoys three generously proportioned bedrooms, all benefiting from ample built-in storage, with Bedroom Two enjoying an attractive bay-fronted aspect, a well-appointed family bathroom completes the and access to substantial loft space.

The property is approached via a private driveway offering off-street parking and a garage, with side access leading to a stunning, meticulously maintained rear garden bathed in southerly sunlight that is perfect for refined outdoor entertaining and relaxation. The garden also provides discreet gated access that opens directly onto the picturesque and tranquil setting of St. Stephens Park, an idyllic backdrop for peaceful walks and outdoor leisure.

The home is also perfectly placed for enjoying other local attractions, including the historic Verulamium Park, while the vibrant St Albans City Centre lies just over a mile away, offering an array of boutique shops, restaurants, and cultural amenities.

Abbey Avenue enjoys a superb location for families, being within close proximity to highly regarded schools such as Prae Wood Primary and Marlborough Science Academy. Commuters are equally well catered for, with both St Albans City and St Albans Abbey stations within comfortable walking distance, providing excellent rail links into central London and beyond.







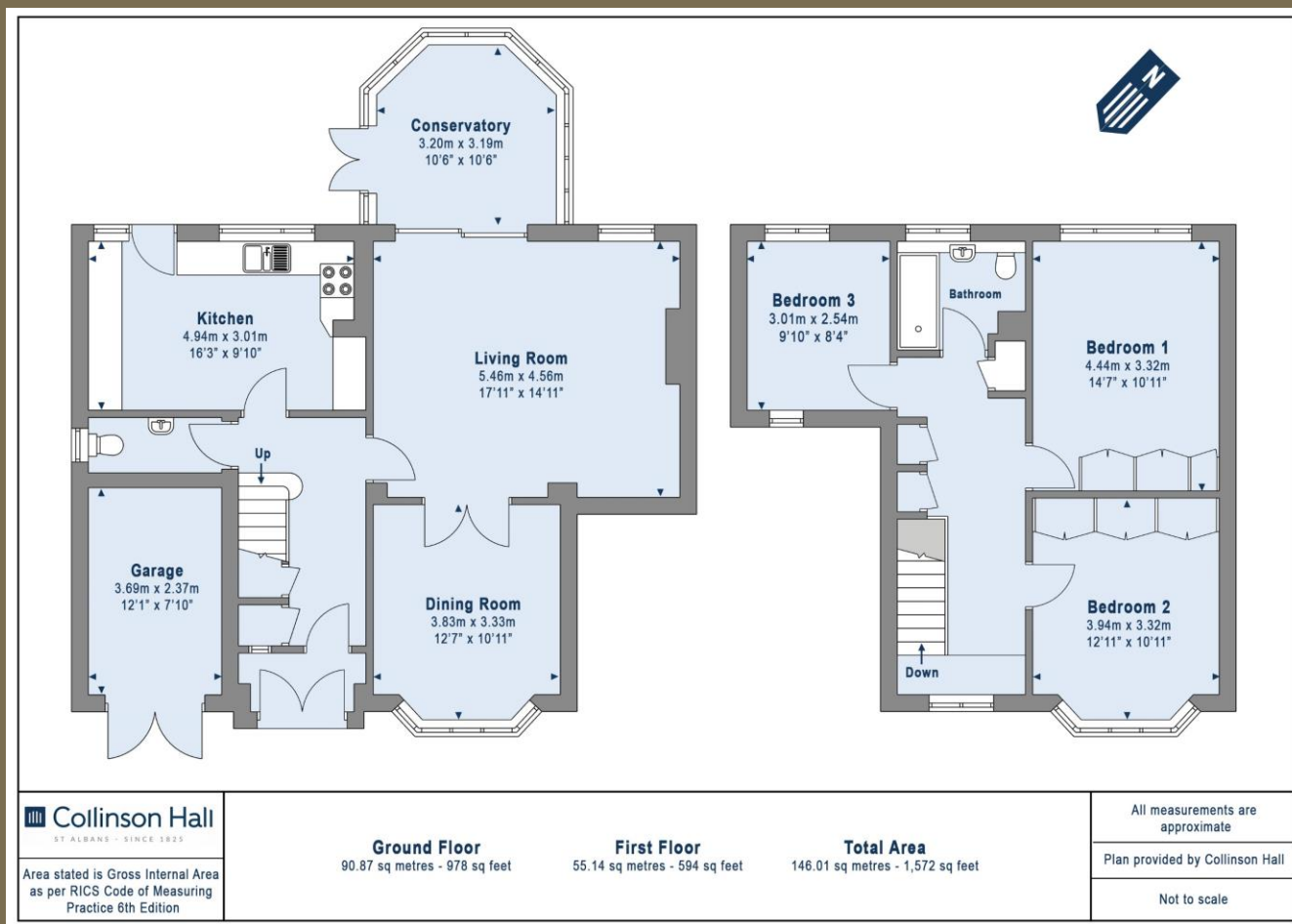












#### PLEASE NOTE

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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