



3 Bedrooms



2 Bath/Shower Room + WC



1 Reception Room



Off Street Parking



100ft Garden



EPC Band D

Council Tax

Band D

- £2,257.13 2025/26

Local Authority

St Albans Council



Abbots Avenue West, St Albans, AL1 2LA
Guide Price £575,000 Freehold

Abbots Avenue West, St Albans, AL1 2LA

This extended three-bedroom end-of-terrace property offers over 1,200 sq.ft of well-presented space, ideal for growing families or upsizers seeking a spacious property with future potential in a desirable residential area.

- Extended Family Home
- 100ft South Facing Garden
- Three Sizeable Bedrooms
- Potential to Re-Configure (STPP)
- Off-Street Parking
- Close to Popular Schooling & St Albans Mainline Station
- Walking distance to amenities

Description

The ground floor offers a bright and spacious layout, featuring a welcoming entrance hall, a generous living room, a separate dining room, and a well-equipped kitchen. An additional utility room and a rear lobby enhance the practicality of the home, while the flexible floorplan offers scope for reconfiguration to suit individual needs. Recent updates include fresh paintwork and new carpets throughout. Upstairs, the first floor provides three well-proportioned bedrooms and a family bathroom, with natural light flowing through each room. The layout offers versatility and could be easily adapted, subject to the necessary consents, to create additional bedrooms or a larger bathroom space, making the most of the home's footprint.

Externally, the property boasts a stunning 100ft south-facing rear garden, perfect for outdoor entertaining, gardening, or family activities. There is also the added benefit of off-street parking to the front of the house. With its excellent location, generous plot, and well-maintained interior, this home offers both immediate comfort and exciting potential for the future.

Location

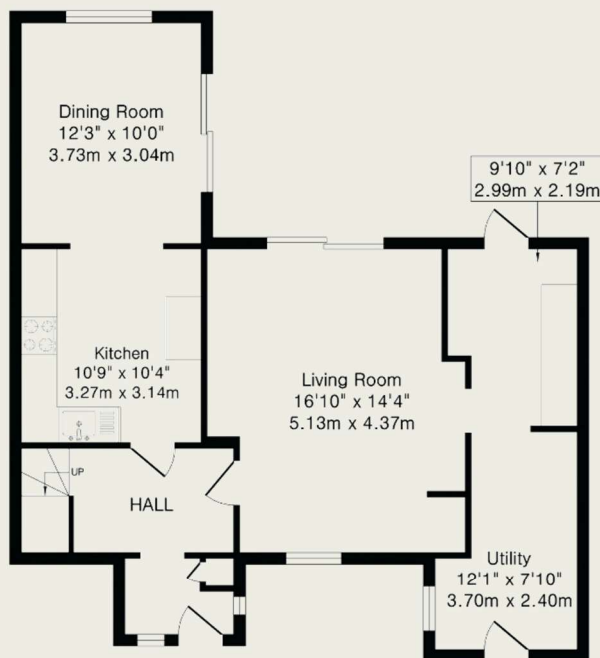
Situated in a popular location to the south of the City centre and within around two miles of the mainline station and the Abbey station, which is only a short walk away. Abbots Avenue West is close to a range of amenities and offers close access to the M1, A1 and M25 motorways.



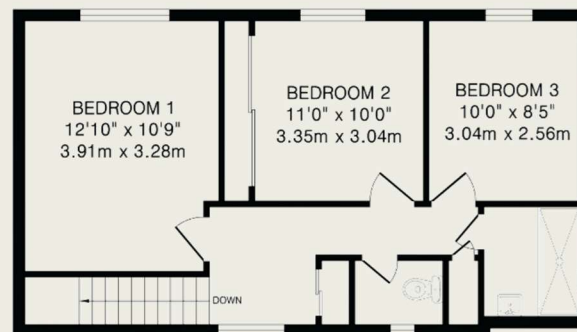


Important Information

These particulars do not constitute an offer or contract in whole or part. The statements contained herein are made without responsibility on the part of Ashtons or the vendors and they cannot be relied upon as representatives of fact. In respect of floor plans, these are for illustrative purposes only. The measurement and position of each element is approximate and must be viewed as such. Intending purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. The vendors do not make or give, and neither Ashtons nor any person in their employment has any authority to make or give, any representation or warranty whatsoever in relation to this property. We offer a wide range of services through third party providers including solicitors, surveyors, removal firms, mortgage providers and EPC suppliers. We receive additional payments for administering suppliers quoting software and making referrals. You are not under any obligations to use these services and it is your discretion whether you choose to deal with these parties or your own preferred supplier. You should be aware the average payment we received in 2021 equated to £48.36 per referral.



Ground Floor
715 sq.ft.(66.4 sq.m)approx.



First Floor
516 sq.ft.(47.9 sq.m)approx.

TOTAL FLOOR AREA: 1231 sq.ft.(114.3 sq.m)approx.

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