


 3 Bedrooms

 1 Bathroom

 2 Receptions

 Private Garden

 Street Parking

 EPC Band D

Freehold

Council Tax Band:  
C £2,082.29 (2025/26)

Local Authority:  
St Albans District Council



Well-presented 3-bedroom semi-detached family home near excellent schooling, with extension potential subject to usual consents.

### Description

Set in a peaceful location, this spacious home is ideal for family life. It features an entrance hall with stairs to the first floor. The open plan kitchen/dining room, with garden views and access, boasts a range of wall and floor units and ample worktop space. There's a separate double aspect lounge with a brick-built feature fireplace and garden views. Upstairs, a bright dual aspect principal bedroom is complemented by two further good-sized bedrooms, a family bathroom, and an additional separate WC. Outside, the South/Westerly rear garden, over 80ft deep, includes a paved entertaining patio, with the remainder laid to lawn.

### Location

Roundfield Avenue is a peaceful position set to the east of the town. Situated just over a mile from the High street and station, this quiet location presents a peaceful setting for family life.

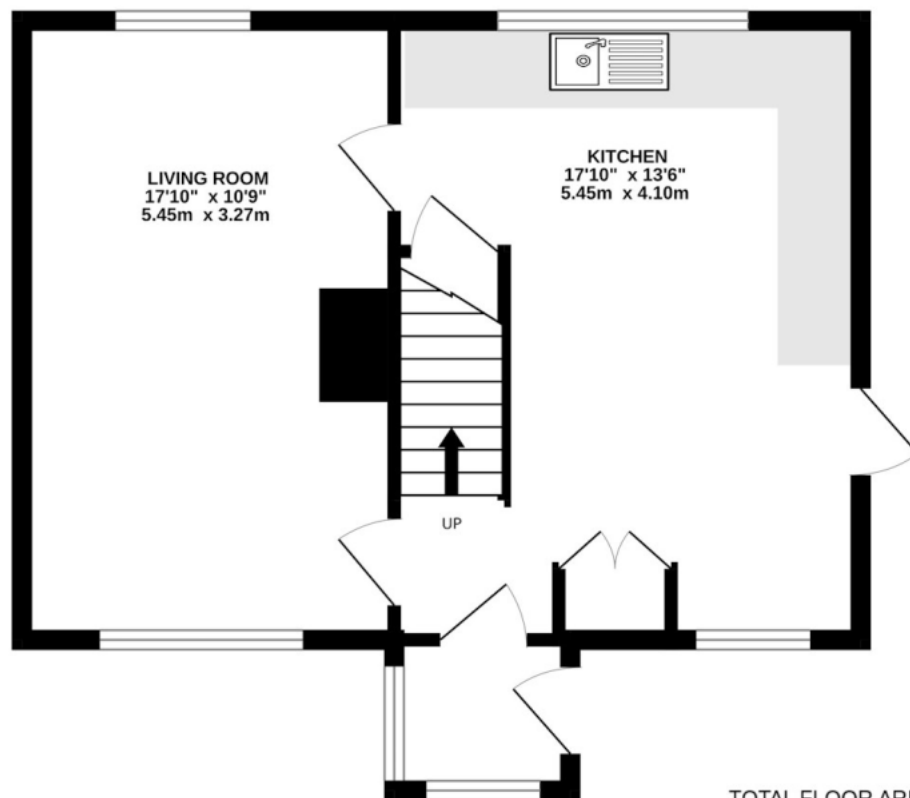


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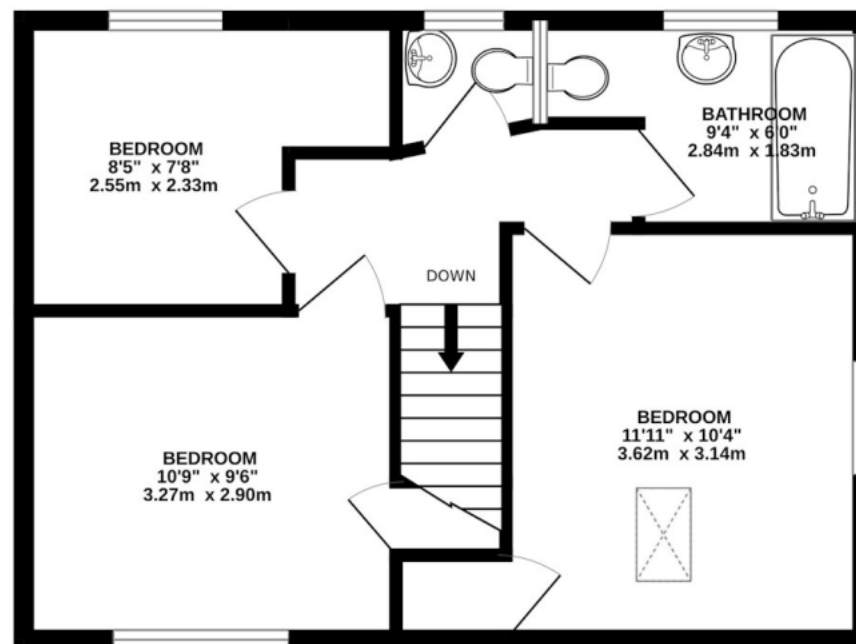




GROUND FLOOR  
448 sq.ft. (41.7 sq.m.) approx.



1ST FLOOR  
433 sq.ft. (40.2 sq.m.) approx.



TOTAL FLOOR AREA : 881 sq.ft. (81.8 sq.m.) approx.

This floorplan is for illustration purposes only. The measurements and position of each element are approximate and must be viewed as such.

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