

4 Bedrooms



3 Bathrooms



3 Receptions



South-West



Off-Street Parking



EPC Band C



Council Tax Band: G £3,761.89 (2025/2026)

Local Authority: St Albans City & District Council





New Barnes Avenue, St. Albans, AL1 1TG Guide price of £1,200,000

A beautifully presented and modern detached family home, situated in a peaceful tree-lined cul-de-sac within one of the area's most desirable residential locations. Just a short distance from the city centre and outstanding local schooling.

## **Description**

This stunning home finished to the highest standards features Oak flooring throughout and zonal underfloor heating for added comfort. The heart of the home is an expansive open-plan living space, seamlessly connecting the living and dining areas with a luxury, fully integrated kitchen. Bifolding doors to the rear ensure a perfect flow for entertaining and offer direct access to the beautifully landscaped south-westerly garden. Further highlights include a cosy snug, a dedicated study, and a well-appointed utility room. The ground floor also benefits from a cloakroom. On the first floor, the property offers four generously sized bedrooms, two with en suite shower rooms, while the remaining bedrooms share a stylish family bathroom. All bedrooms provide ample built-in storage. Externally, the home is approached via a private driveway with off-street parking and side access to the rear. The rear garden is a true highlight, offering privacy with artificial turf and mature shrubs and plants. This exceptional family home combines modern living with sophisticated design in a prime location.

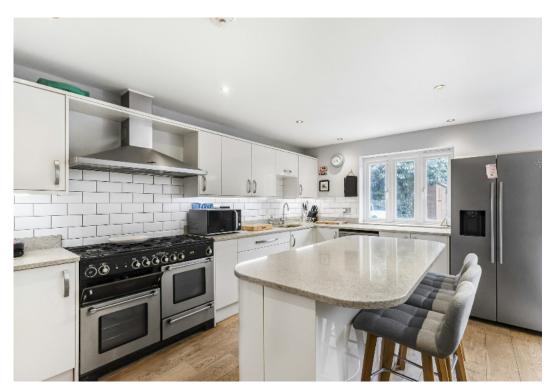
## Location

The property enjoys a quiet situation on a tree-lined no-through road to the south-easterly side of St Albans. The surrounding motorway networks are conveniently accessible as are the mainline station and historic City centre.

Buyers Information: - In compliance with the UK's Anti Money Laundering (AML) regulations, we are required to confirm the identity of all prospective buyers at the point of an offer being accepted and use a third party, Identity Verification System to do so. There is a nominal charge of £48 (per person) including VAT for this service. For more information, please refer to the terms and conditions section of our website.























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