

-  3 Bedrooms
-  1 Bathroom
-  2 Receptions
-  South-Facing
-  Garage & Driveway



Freehold

Council Tax Band:
G £4,097.28 (2025/2026)

Local Authority:
St Albans City & District Council

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Abbey Avenue, St Albans, AL3 4BJ
Guide price of £1,000,000

A substantial 3-bedroom detached family home in a popular area, sold with no onward chain.

Description

Situated in the sought-after Abbey Avenue, St Albans, this three-bedroom detached home offers an exciting opportunity for buyers aiming to create their ideal family home. With no onward chain, the property needs full renovation but holds exceptional potential for extension and remodelling, subject to planning permissions. The ground floor includes an entrance hall, spacious living room leading to a separate dining room, and a kitchen with adjoining storage. A bright conservatory overlooks the garden, offering a space that can be reimagined into a larger open-plan layout. The generous footprint allows for significant reconfiguration to suit contemporary living. Upstairs comprises three well-proportioned bedrooms, a family bathroom, and a separate WC. Externally, off-road parking and a detached garage offer storage or conversion potential. The stunning south-facing garden, approx. 170ft., backs onto parkland, providing privacy and park access. Abbey Avenue is a popular area, close to local amenities, schools, and St Albans city centre. This is a fantastic opportunity for developers, investors, or families.

Location

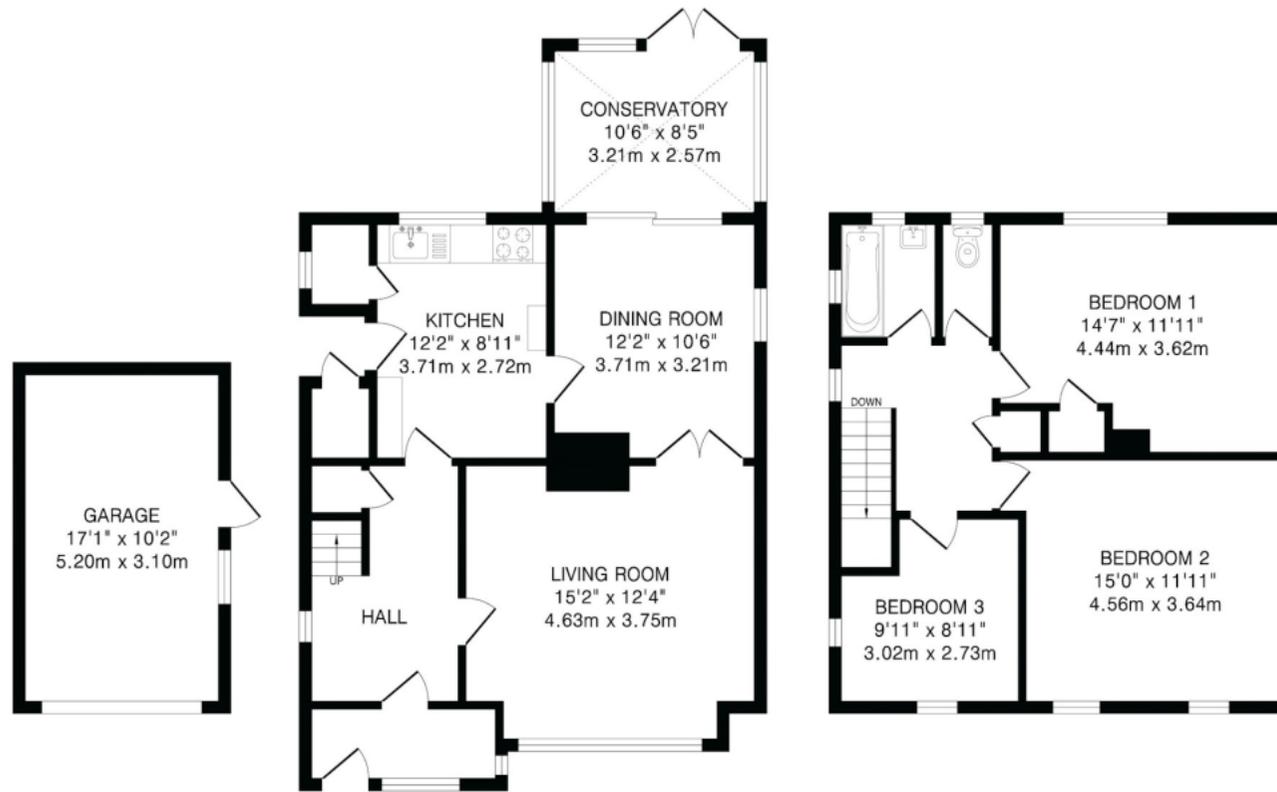
Abbey Avenue, in St Stephens, St Albans, is a prestigious road near top schools, Verulamium Park, and the City centre. Enjoy convenient walking access to Waitrose and excellent transport links via St Albans Station and major motorways.



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.







Garage
174 sq.ft.(16.1 sq.m)approx.

Ground Floor
723 sq.ft.(67.2 sq.m)approx.

First Floor
581 sq.ft.(53.9 sq.m)approx.

TOTAL FLOOR AREA: 1478 sq.ft.(137.2 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.

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 2024 equated to £29.76 per referral.