


 2 Bedrooms

 1 Bathroom

 1 Reception

 South-Facing

 Allocated Parking

 EPC Band C

Freehold

Service Charge:
£538.00 per annum

Council Tax Band:
D £2,368.36 (2026/2027)

Local Authority:
St Albans City & District Council



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Elm Lawns Close, Avenue Road, St. Albans, AL1 3RE

Guide price of £615,000

Beautifully presented two bedroom home in a superb central location with two allocated parking spaces.

Description

This lovely two-bedroom end-of-terrace home is part of a small contemporary development in the heart of St Albans. The front door opens into a bright entrance hall; the adjacent kitchen features white high-gloss cupboards, wood-style worktops, and integrated appliances. The rear living/dining room, with French doors to the garden, offers ample entertaining space. A cloakroom with w/c adds convenience. Upstairs are two double bedrooms with fitted wardrobes; the smaller room is currently a home office. A well-planned bathroom includes a window to the side. Outside, enjoy a south-facing garden with patio, artificial lawn, raised beds, large storage shed, and rear and side access gates. The property benefits from two allocated parking spaces beside it.

Location

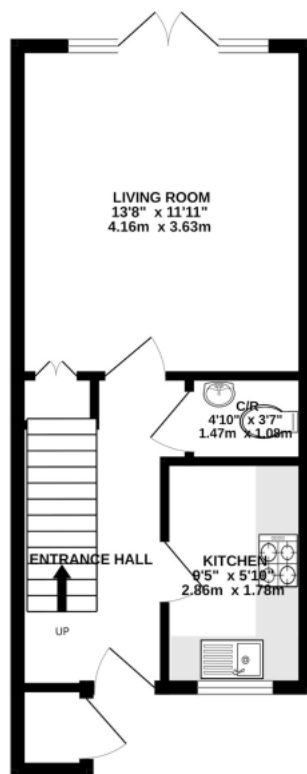
Elm Lawns Close, accessed from Avenue Road, offers a peaceful yet convenient location. St Albans city centre amenities are nearby, and St Albans City Station, with fast rail links to central London, is a short walk away.

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.

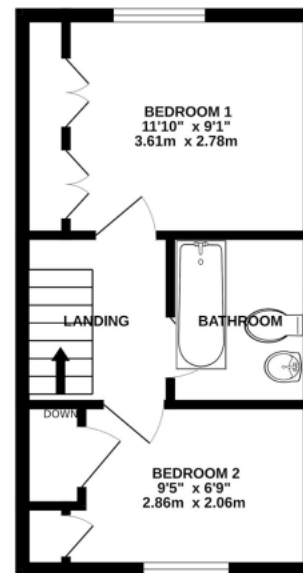








GROUND FLOOR
327 sq.ft. (30.4 sq.m.) approx.



1ST FLOOR
274 sq.ft. (25.5 sq.m.) approx.

TOTAL FLOOR AREA: 602 sq.ft. (55.9 sq.m.) approx.

This floor plan is for illustrative purposes only. The measurement and position of each element is approximate and must be viewed as such

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