



3 bedrooms



1 bathroom



2 receptions



EPC Band E

Freehold

Local Authority:
St Albans City & District Council



Charming detached home on a prestigious St Albans road; near top schools and Verulamium Park, offering space, potential, and a prime location.

Description

Beautifully maintained, this home offers well-balanced accommodation over two floors. The entry porch leads into a dining room, connected to the sitting room and spacious kitchen/breakfast room, with a ground floor cloakroom for convenience. The first floor features three well-proportioned bedrooms and a family bathroom. The standout feature is the extensive south-facing garden, over 200ft long, with a private seating area, summer house, greenhouse, and shed, mainly laid to lawn and bordered by mature shrubs. The property has a spacious driveway, detached garage, and ample off-street parking. There's excellent potential for extension or redevelopment (subject to planning permission), available with no upper chain. A rare opportunity in a sought-after location. Council Tax Band: F £3,228.48 (2024/2025).

Location

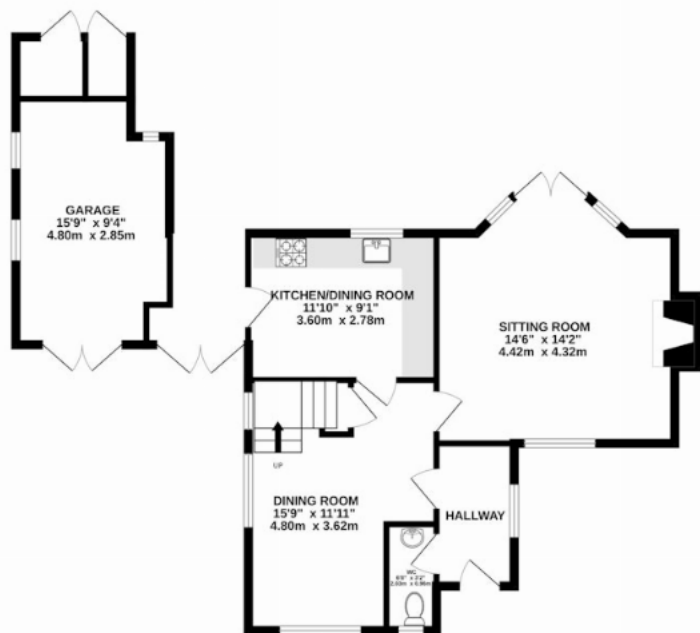
St. Stephens Avenue is a highly sought-after road in the heart of St Stephens, popular for schooling, motorway access, St. Columba's College, and open countryside.



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.



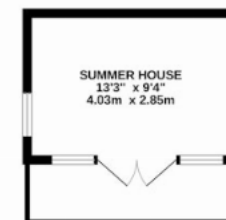
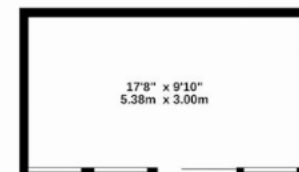




GROUND FLOOR
751 sq.ft. (69.8 sq.m.) approx.



1ST FLOOR
498 sq.ft. (46.3 sq.m.) approx.



OUTBUILDINGS
300 sq.ft. (27.8 sq.m.) approx.

TOTAL FLOOR AREA : 1549 sq.ft. (143.9 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

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.