

-  3 Bedrooms
-  3 Bathrooms
-  1 Reception
-  Private Garden
-  Garage & Driveway
-  EPC Band C



Freehold

Council Tax Band:
E £3,004.67 (2025/2026)

Local Authority:
St Albans City & District Council

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Avian Avenue, Curo Park, Frogmore, AL2 2FG
Guide price of £475,000

A spacious 3-bedroom terraced home in a quiet Frogmore turning. Sold with no onward chain.

Description

Just moments from vibrant St Albans town centre, this home blends comfort, space, and practicality, perfect for families, professionals, or anyone seeking a well-connected and beautifully maintained residence. The bright entrance hall includes a downstairs W.C. and leads into a generous living room, ideal for relaxing or entertaining. The modern kitchen-diner at the rear is perfect for family meals or social gatherings, with patio doors opening onto the garden, filling the room with natural light and creating a seamless indoor-outdoor feel. Upstairs boasts three well-proportioned double bedrooms, two with ensembles, and a contemporary family bathroom. Additional features include a private driveway and a single garage for parking and storage. Park Street Station is just a 15-minute stroll away, offering excellent transport links for commuters. Warm, welcoming, and wonderfully positioned, this is a superb opportunity to secure a fantastic property in a sought-after setting. Early viewing recommended.

Location

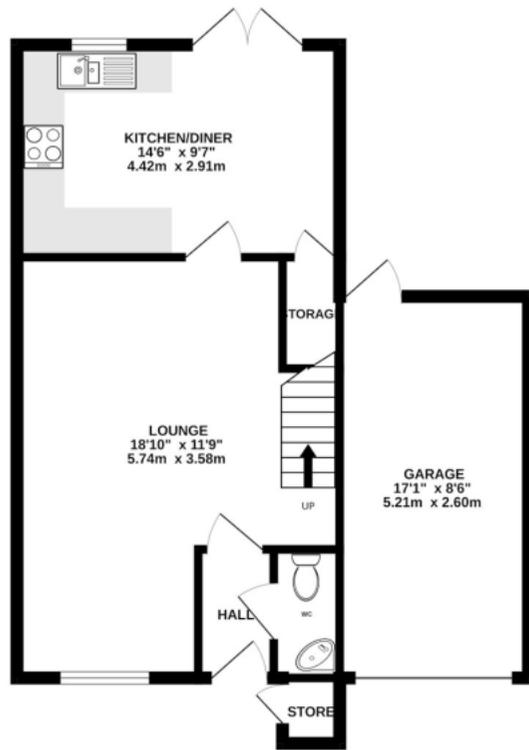
Avian Avenue is opposite Frogmore Lakes, near Park Street railway station. Excellent motorway links nearby, with St Albans and Radlett a short drive away.

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.

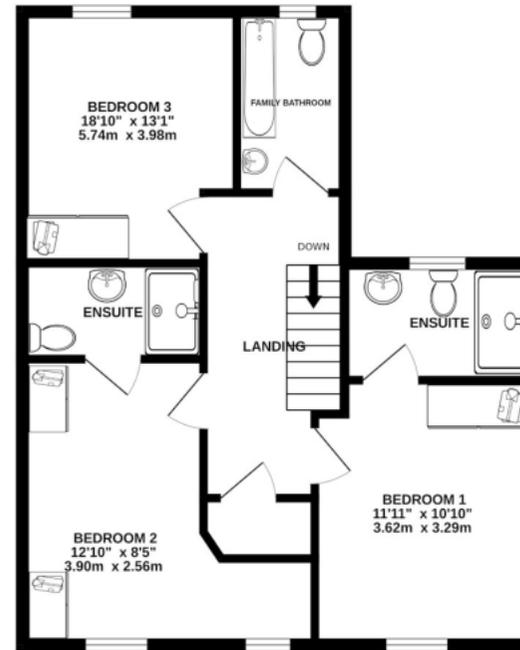








GROUND FLOOR
567 sq.ft. (52.7 sq.m.) approx.



1ST FLOOR
560 sq.ft. (52.0 sq.m.) approx.

TOTAL FLOOR AREA : 980sq.ft. (91.0 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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