



**BRADFORD
& HOWLEY**
HARPENDEN | MARSHALSWICK | ST ALBANS

Abbey Avenue, St. Albans, AL3 4AZ
Guide Price £900,000

Situated on the sought after Abbey Avenue in the desirable St Stephens area of St Albans, this spacious three bedroom detached home offers over 1,550 sq. ft. of well-planned accommodation, a generous rear garden, and exceptional potential for improvement.

Offered with no upper chain, the property is in need of modernisation throughout, making it an ideal opportunity for buyers looking to put their own stamp on a home and create a personalised space to suit their lifestyle.

The home opens with a welcoming porch leading into an entrance hall with handy understairs storage. To the rear, a spacious living room features double doors to the garden, making it a bright and airy space for everyday living. A separate dining room, also with doors to the garden, offers the perfect setting for family meals or entertaining guests.

To the front of the property is a traditional kitchen complete with a built-in pantry, while a separate utility area provides direct access to the garden and includes a storage cupboard and a storeroom ideal for a workshop, home office, or potential conversion (subject to planning).

Upstairs, the accommodation continues with three well-proportioned bedrooms and a family bathroom. All bedrooms offer ample space and natural light, making them easily adaptable to suit individual needs, whether for family use, guest accommodation, or working from home.

Outside, the large rear garden is a wonderful feature, with mature trees, established shrub borders, and plenty of space for play, planting, or future landscaping projects. To the front, a neat lawn and private driveway provide a welcoming approach, while a longer-than-average garage offers additional parking or storage.

Located in a peaceful residential road, Abbey Avenue benefits from a strong local community and superb amenities. The property is within walking distance of well-regarded local schools, Waitrose supermarket, and the beautiful Verulamium Park and Lakes. The city centre and St Albans mainline station offering fast connections to London are easily accessible, as are major road links including the M1, M25, and A414.

This property presents a rare chance to acquire a spacious home in a prime location, with the exciting potential to modernise and transform it into something truly special.

Tenure: Freehold
Council Tax Band: F
EPC Rating: E









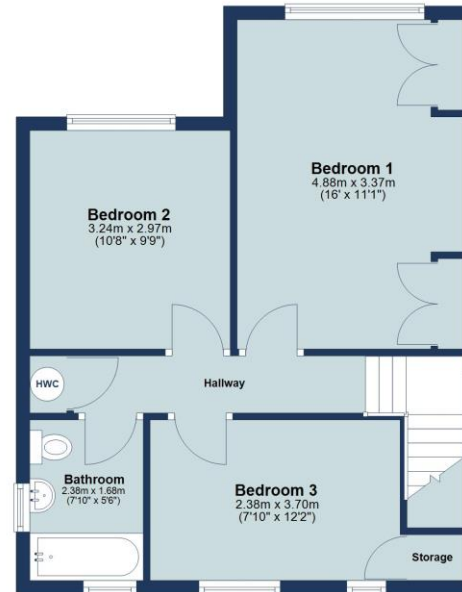
Ground Floor

Approx. 96.3 sq. metres (1037.0 sq. feet)



First Floor

Approx. 48.5 sq. metres (521.9 sq. feet)



Total area: approx. 144.8 sq. metres (1558.8 sq. feet)

Floor plan is for marketing purposes only and is to be used as a guide.
Garage included in the total floor area.
Plan produced using PlanUp.

IMPORTANT NOTICE: These particulars are for guidance only. Whilst every effort has been made to ensure the accuracy of the descriptions, plans, and measurements, these are not guaranteed, and they do not form part of any contract or tenancy. We have not tested any of the services, equipment, or fittings. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Interested parties should satisfy themselves as to the conditions of any such items considered material to their prospective purchase or tenancy and may wish to consult an independent advisor. It should not be assumed that any of the articles depicted in these particulars are included in the purchase or tenancy. You may download, store, and use the material for your personal use. You may not republish the material in any format without the consent of Bradford & Howley.

Looking to Sell or Let
your current home?



Scan me to request your FREE
Instant Online Valuation!

Fresh
FINANCIAL



Sign up for FREE mortgage monitoring today,
giving you peace of mind you are on the right
deal, every month.

We will compare your mortgage against
thousands of deals and send you a monthly
report.

Please note that mortgage monitoring does not
constitute mortgage advice.

**BRADFORD
& HOWLEY**
HARPENDEN | MARSHALSWICK | ST ALBANS

f @bradfordandhowley
@ @bradfordandhowley
in @bradford-howley
@ @bradfordhowley4660

01727 898150
stalbans@bradfordandhowley.com
8 Chequer Street, St Albans, Herts, AL1 3XZ

bradfordandhowley.com