

33 Robert Avenue, St. Albans, AL1 2QW

Guide price £1,100,000 Freehold

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ESTATE AGENTS

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St. Albans, AL1 2QW

This beautifully presented four-bedroom detached family home offers approximately 2,435 sqft of spacious and versatile accommodation, combining generous living areas with a stylish contemporary finish. The property features an impressive open-plan kitchen/dining/living room, separate sitting room, study, utility room, four bedrooms, dressing room and three bathroom facilities, together with a substantial driveway and landscaped rear garden.

The accommodation begins with an impressive galleried hallway, with double sliding doors leading to the principal living area. The superb kitchen/dining/living room forms the heart of the home, providing an excellent open-plan space for family life and entertaining. The stylish fitted kitchen includes a range of wall and base units, integrated appliances and a central island, with ample space for dining and seating. A separate sitting room provides an additional reception room, while the ground floor also benefits from a useful study and utility room.

The principal bedroom is located on the ground floor and benefits from fitted storage and a contemporary shower room. Three further double bedrooms are arranged across the first floor, with bedroom three offering a separate dressing room and en-suite. There is a family bathroom with a W.C, bath with shower above, a sink and a skylight window flooding the room with natural light.

Outside, the substantial paved driveway provides ample off-road parking. The generous rear garden features a large paved terrace, ideal for outdoor dining and entertaining, leading onto an extensive level lawn bordered by fencing and attractive planted beds. This private and versatile garden provides an excellent setting for relaxing and entertaining.

Robert Avenue is a sought-after location, close to local shops, popular schools, and parkland. The M25 & M1 motorway network are just a short drive away.

























ACCOMMODATION

Hallway

Open Plan Kitchen/Living/Dining
29'6 x 23'11 (8.99m x 7.29m)

Lounge
17'2 x 12'9 (5.23m x 3.89m)

Study
12'3 x 8'1 (3.73m x 2.46m)

Utility
9'10 x 7'4 (3.00m x 2.24m)

Bedroom One
18'4 x 12'6 (5.59m x 3.81m)

W.C

FIRST FLOOR

Bedroom Two
13'1 x 10'11 (3.99m x 3.33m)

Bedroom Three
11'5 x 11'1 (3.48m x 3.38m)

En-Suite

Dressing Room
8'11 x 5'2 (2.72m x 1.57m)

Bedroom Four
11'9 x 11'1 (3.58m x 3.38m)

Bathroom

EXTERNAL

Private Driveway

Rear Garden

Floor Plan

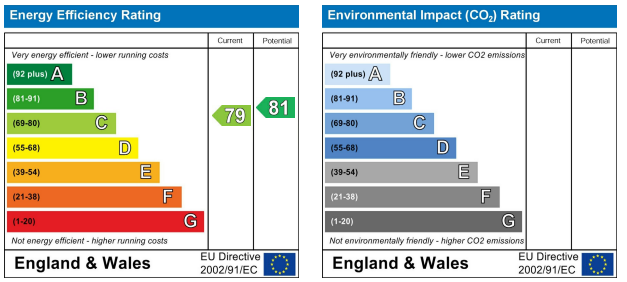
Approximate Gross Internal Area 2435 sq ft - 226 sq m
Ground Floor Area 1709 sq ft – 159 sq m
First Floor Area 726 sq ft – 67 sq m



Area Map



Energy Efficiency Graph



Viewing

Please contact our Office on 01727 223344 if you wish to arrange a viewing appointment for this property or require further information.

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