

63 Salisbury Avenue, St. Albans, AL1 4TZ

Guide price £1,575,000 Freehold

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Paul Barker
ESTATE AGENTS

63 Salisbury Avenue

St. Albans, AL1 4TZ

This attractive 1930s semi-detached house stands on a generous plot in Salisbury Avenue, one of St Albans' sought after tree lined roads. Sympathetically extended to the side, rear and loft, it offers five double bedrooms, three bathrooms and a private, west-facing garden. Beaumont Secondary School is within 731 metres.

A part-glazed door opens to a porch and welcoming entrance hall with a cloakroom WC. The bay fronted lounge has a feature fireplace and leads to a bright kitchen/dining/family room. Two sets of bifold doors open to the garden, while a partly vaulted ceiling and two Velux windows fill the space with light. The kitchen features quartz worktops, integrated Miele appliances, an island with a Quooker Instant Hot Water Tap and a peninsula breakfast bar. A log burner warms the family area. There is also a fitted utility room with side access and a generous study that could serve as a games room or further reception room.

On the first floor, the principal bedroom overlooks the garden and has a dressing area and stylish four-piece en suite. Three further double bedrooms, a family bathroom and an airing cupboard complete this floor. The second-floor bedroom has impressive ceiling height, front Velux windows, balcony-style rear Velux windows, ample storage and an en suite wet room with a jacuzzi bath.

Evergreen hedges and mature planting provide privacy at the front. A block-paved driveway offers parking for several cars, and a side passage leads to the wonderful 115ft west facing rear garden. Its patio opens onto a lawn with well-stocked borders; a path continues to a second lawn and wooden shed.

The house is close to Beaumont Secondary and Fleetville Primary schools, Fleetville's shops and food outlets. St Albans City station, with trains to St Pancras International, is approximately one mile away.

























ACCOMMODATION

Porch

Entrance Hall

Kitchen/Dining Room
30'10 x 10'8 (9.40m x 3.25m)

Utility
10'4 x 6'10 (3.15m x 2.08m)

Familiy Room
19'0 x 13'4 (5.79m x 4.06m)

Lounge
13'5 x 11'0 (4.09m x 3.35m)

Study
18'8 x 10'5 (5.69m x 3.18m)

W.C.

FIRST FLOOR

Landing

Bedroom
19'8 x 17'1 (5.99m x 5.21m)

Dressing Area

En-Suite

Bedroom
13'2 x 11'4 (4.01m x 3.45m)

Bedroom
12'4 x 11'2 (3.76m x 3.40m)

Bedroom
11'7 x 10'4 (3.53m x 3.15m)

Bathroom

SECOND FLOOR

Bedroom
13'2 x 12'10 (4.01m x 3.91m)

En-Suite/Wetroom

OUTSIDE

Frontage

Rear Garden
115 (35.05m)

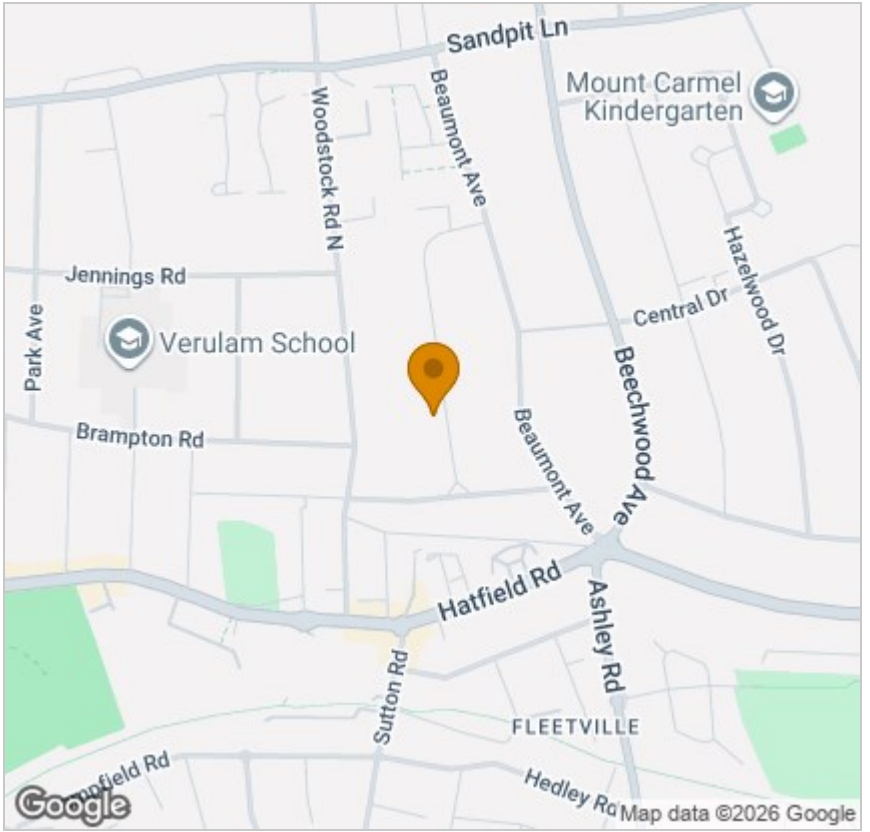
Floor Plan



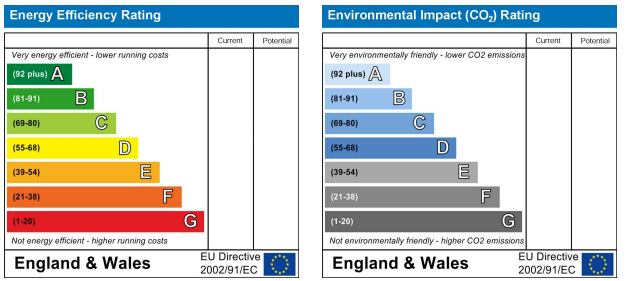
Total area: approx. 242.7 sq. metres (2612.2 sq. feet)

The Floor Plan is not to Scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared with due diligence and whilst we have confidence in the information produced it should not be relied upon. Maximum lengths and widths are represented on the plan. If there are any aspects of particular importance, you should carry out or commission your own inspection of the property. Copyright © SKMSTUDIO
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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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