



4 Bedrooms



2 Bath/Shower Rooms



3 Reception Rooms



Double Garage



Private Garden



EPC Band D

Council Tax
Band G - £3,725.16 (2024/25)

Local Authority
St Albans Council

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New Barnes Avenue, St. Albans, AL1 1TG
Guide Price £1,600,000 Freehold

New Barnes Avenue, St. Albans

A handsome detached home in a quiet cul-de-sac location within walking distance of the mainline station. This lovely extended property has spacious accommodation arranged over three floors and the advantage of a detached double garage.

Description

Dating from the Arts and Crafts period and retaining a number of attractive original features, this sizeable property has been substantially improved by the current owners and has an extended layout with a floor area approaching 2500 square feet. Set back from the road, with an attractive front garden and sizeable driveway, the property is entered at the side, and the front door leads through to a spacious entrance hall where there is a useful WC. There is a reception room to the front of the house with a pretty fireplace and an attractive bay window, currently in use as a home office, as well as a further, separate living room with a window to the side. To the rear, an extension has created a super open plan space with rooflights and bi fold doors to the garden which accommodates the kitchen as well as providing space for dining and more informal living. The kitchen is well planned, with a range of integrated appliances, and the design includes a good-sized breakfast bar. There is also a separate utility room with a door to the side of the house.

On the first floor, a generously proportioned landing gives access to three double bedrooms, all of which have fitted storage, and there is a large fully tiled family bathroom with white suite. The loft has been converted to add a further, bright double bedroom which has a lovely en-suite shower room.

Externally, the house has a well-maintained garden with a large, paved seating area close to the house and a pergola to the rear providing space to enjoy the sun. The detached double garage is to the side and although currently used for storage, may present an exciting opportunity for conversion subject to the usual consents.

Location

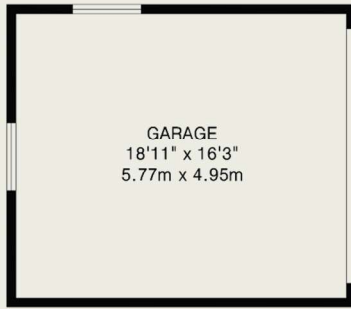
The property enjoys a quiet situation on a tree-lined no-through road to the south-easterly side of St Albans. The surrounding motorway networks are conveniently accessible as are the mainline station and historic City centre with its wealth of amenities.





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 2021 equated to £48.36 per referral.



GARAGE
18'11" x 16'3"
5.77m x 4.95m

Garage
307 sq.ft. (28.5 sq.m) approx.

UTILITY
8'11" x 6'0"
2.72m x 1.83m

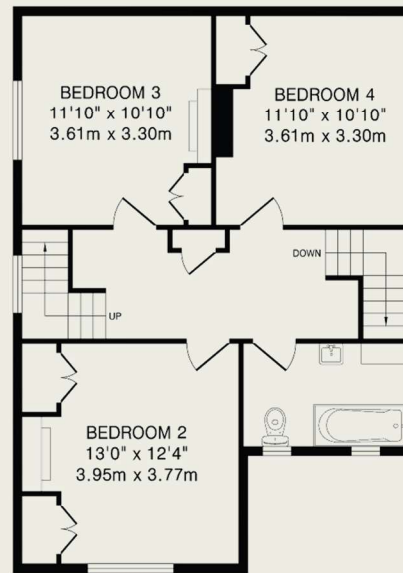


KITCHEN
31'6" x 18'2"
9.59m x 5.54m

LIVING ROOM
19'2" x 12'5"
5.84m x 3.78m

HALL

STUDY
12'0" x 11'9"
3.67m x 3.58m



BEDROOM 3
11'10" x 10'10"
3.61m x 3.30m

BEDROOM 4
11'10" x 10'10"
3.61m x 3.30m

BEDROOM 2
13'0" x 12'4"
3.95m x 3.77m



BEDROOM 1
17'11" x 15'1"
5.47m x 4.60m

Ground Floor
1119 sq.ft. (103.9 sq.m) approx.

First Floor
631 sq.ft. (58.6 sq.m) approx.

Second Floor
382 sq.ft. (35.4 sq.m) approx.

TOTAL FLOOR AREA: 2439 sq.ft. (226.4 sq.m) approx.

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