



Francis Avenue, St. Albans, AL3 6BW

Guide Price £750,000 Freehold

Frost's

AA beautifully presented three-bedroom semi-detached family home that has been remodelled to create a modern layout that's perfect for everyday family living.

The accommodation is bright and airy throughout and comprises an entrance hall, cloakroom, living room opening to a contemporary kitchen/dining/family room to the rear with two sets of bi-folding doors leading to the sunny patio, utility room, principal bedroom with stylish en-suite shower room, two further bedrooms and a modern bathroom suite. Outside there is a driveway providing parking for two cars and gated access to the large south-facing rear garden.

Francis Avenue is ideally situated close to local shops in the New Greens area of St Albans and there are several sought after schools nearby including St Albans Girls School and Garden Fields primary school. The city centre is approximately one mile away and provides a wide range of shopping and leisure facilities as well as a mainline railway station to London St Pancras.

Energy Rating C
Council Tax Band E
Freehold





Features

- Three Bedrooms
- Semi-Detached Family Home
- Bright and Airy Throughout
- Cloakroom
- Living Room
- Contemporary Kitchen/Dining/Family Room
- Utility Room
- Main Bedroom with En-Suite Shower Room
- Modern Bathroom Suite
- Driveway
- Large South-Facing Rear Garden



*Contemporary openplan
kitchen/dining/family room*





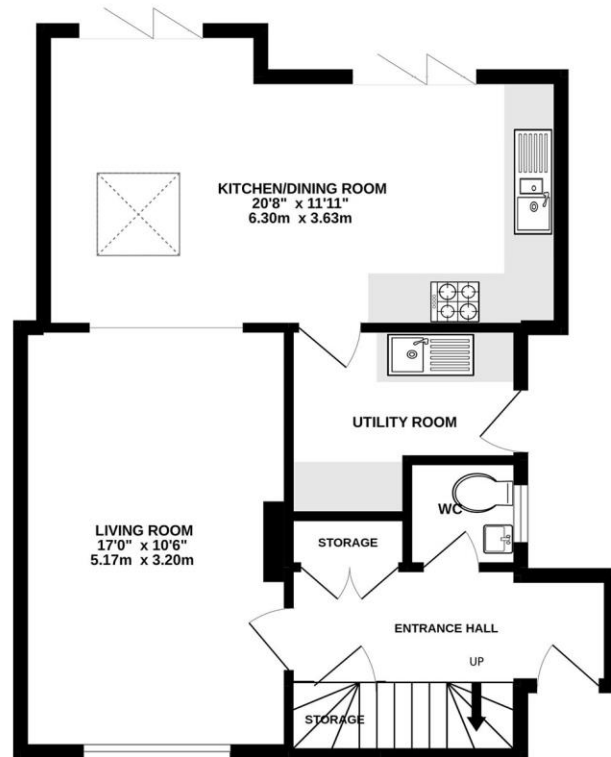
*Luxurious Principal bedroom
suite with fitted wardrobes
and an en-suite shower room*



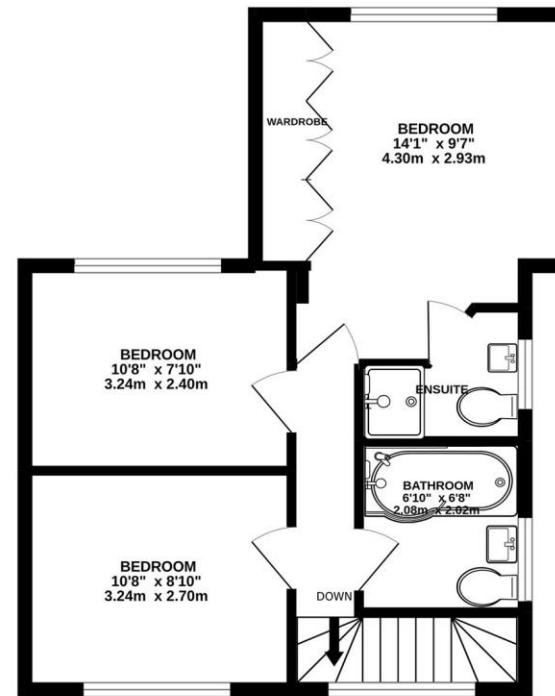




GROUND FLOOR
573 sq.ft. (53.2 sq.m.) approx.



1ST FLOOR
460 sq.ft. (42.7 sq.m.) approx.



TOTAL FLOOR AREA : 1033 sq.ft. (95.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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