



Kingshill Avenue, St Albans, AL4 9QB

Guide price £995,000



## Kingshill Avenue, St Albans, AL4 9QB

An immaculately presented five bedroom semi-detached property located on one of Marshalswick's premier roads with accommodation extending over three floors. Its South-Westerly aspect rear garden is well manicured and maintained to provide a wonderful setting for a growing family. Briefly comprising five bedrooms, a master suite with dressing room, a large open plan kitchen/diner and ample off-street parking to the front of the property, it is ideal for family living.

Kingshill Avenue is centrally located in Marshalswick with fantastic access links to the Quadrant shopping parade and St Albans City Centre. This is complemented by being in close proximity to highly regarded schools such as Wheatfields junior and Sandringham secondary school. St Albans City mainline station is c.1.8miles away, with regular services heading into London.



## ACCOMMODATION

### Entrance

Wooden front door leading to the entrance hall.

### Entrance Hall

Radiator, entrance to dining room, open plan kitchen/ family room, entrance to office, stairs rising to first floor.

### Office 13' x 9'2 (3.96m x 2.79m)

Double glazed window to the front, radiator, entrance to shower room.

### Shower Room

Mosaic tiled flooring, modern large glass shower, butler hand basin with vanity mirror, splash back tiling, low level w.c, under floor heating.

### Living Room 13'2 x 11'6 (4.01m x 3.51m)

Double glazed window to the front, fireplace, radiator.

### Kitchen/Dining/Family Room 27'6 x 22'5 (8.38m x 6.83m)

Open plan, range of floor standing and wall mounted units with roll top work surfaces, AEG electric double oven, AEG fridge freezer, Rangemaster oven with gas hob and extractor over, Bosch dishwasher, porcelain sink, double glazed window to the rear, storage cupboard with mega flow, underfloor heating, feature fireplace, Bi-fold doors to rear garden,

## FIRST FLOOR

### Landing

Stairs leading to the second floor, door to laundry room, Bedrooms two, three, four and family bathroom.

### Bedroom Two 14'1 x 13'11 (4.29m x 4.24m)

Double glazed window to the rear, radiator, door to bathroom/.en-suite.

### Bedroom Three 13'3 x 10'5 (4.04m x 3.18m)

Double glazed window to the front, radiator.

### Bedroom Four 10'11 x 10'2 (3.33m x 3.10m)

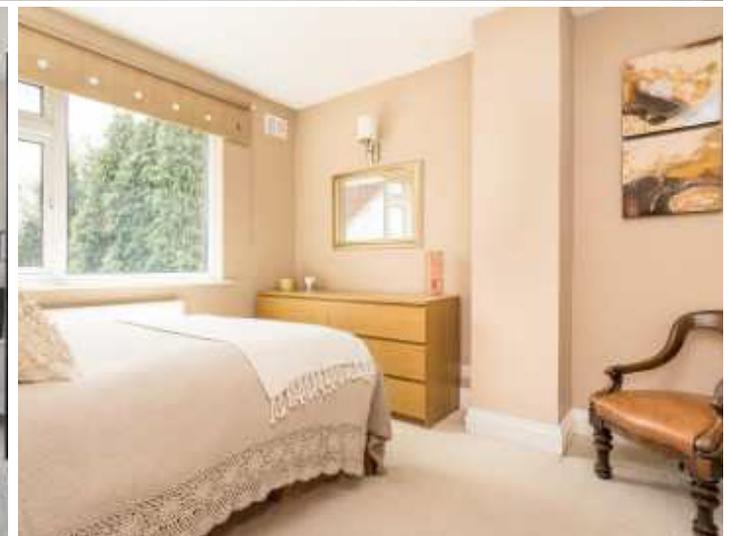
Double glazed window to the rear, radiator.

### Bedroom Five 13'11 x 6'1 (4.24m x 1.85m)

Two double glazed windows to the front, radiator.

### Family Bathroom/En-suite

Jacuzzi bath with shower attachment and



side panel, low level w.c, unit with counter top basin, splash back tiling throughout, ceramic tiled floor with under floor heating, vanity mirror, heated towel rail, frosted double glazed window to the side.

### **Laundry Room**

Roll top work surface, sink unit, plumbing for washing machine, space for tumble drier, airing cupboard, ceramic tiled floor, frosted double glazed window to the side.

## **SECOND FLOOR**

### **Landing**

Doors to bedroom One and dressing room.

### **Bedroom One 15'1 x 13'11 max (4.60m x 4.24m max)**

Double glazed window to the rear, eves storage, radiator, access to loft space.

### **Dressing Room 7'1 x 6'1 (2.16m x 1.85m)**

Frosted double glazed window to the rear, clothes rail, entrance to the en-suite.

### **En-Suite**

Jacuzzi style bath with shower attachment and side panel, low level w.c, pedestal wash basin, tiled splash backs, vanity mirror, heated towel rail, ceramic tiled flooring with under floor heating, frosted double glazed window to the side.

## **EXTERIOR**

### **Front Garden**

Driveway for 4/5 cars, fence and wall to border.

### **Rear Garden**

Large decking area, large workshop wit power and lighting, lawn area, shed at rear of garden, hedges and plants to borders, barbeque and outside kitchen area.

### **Viewing Information**

BY APPOINTMENT ONLY WITH PUTTERILLS, THROUGH WHOM ALL NEGOTIATIONS SHOULD BE CONDUCTED.

### **Environmental Impact Rating**

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO2) emissions. The higher the rating, the less impact it has on the environment.





