



70A Windmill Avenue, St. Albans, AL4 9SN

Guide price £479,950 Freehold



Paul Barker  
ESTATE AGENTS



## 70A Windmill Avenue

St. Albans, AL4 9SN

A modern two bedroom end of terrace home, set in the highly sought-after Marshalswick area of St Albans, close to The Quadrant shopping parade and within catchment for the outstanding Sandringham School. The house is offered with the benefit of no onward chain.

The property is entered via a part-glazed front door which opens into a bright and impressive kitchen/dining room. The quality fitted kitchen offers a range of wall and base units with worktops over, incorporating a sink with mixer tap, integrated appliances, and a recess for a range cooker. Stairs rise to the first floor, with useful understairs storage and a convenient downstairs W.C. A wood-style floor flows through to the generous lounge area, which enjoys double doors and windows overlooking the rear garden.

Upstairs, the landing provides access to the principal bedroom with views over the garden, a second bedroom with built-in storage, and a modern bathroom suite comprising bath, wash basin and W.C.

Externally, the property benefits from a driveway providing off-street parking. The rear garden features a patio area ideal for entertaining, leading to a generous lawn.

Windmill Avenue is popular residential address in sought-after Marshalswick area of St Albans superbly located within walking distance of the thriving shops and services at the Quadrant and excellent local schooling including Sandringham & Wheatfields and several green spaces.







**Kitchen/Diner**

20'6 x 11'3 (6.25m x 3.43m)

**Cloakroom/W.C.**

**lounge**

14'1 x 10'8 (4.29m x 3.25m)

**FIRST FLOOR**

**Bedroom 1**

11'5 x 11'3 max (3.48m x 3.43m max)

**Bedroom 2**

8'1 x 7 (2.46m x 2.13m)

**Bathroom**

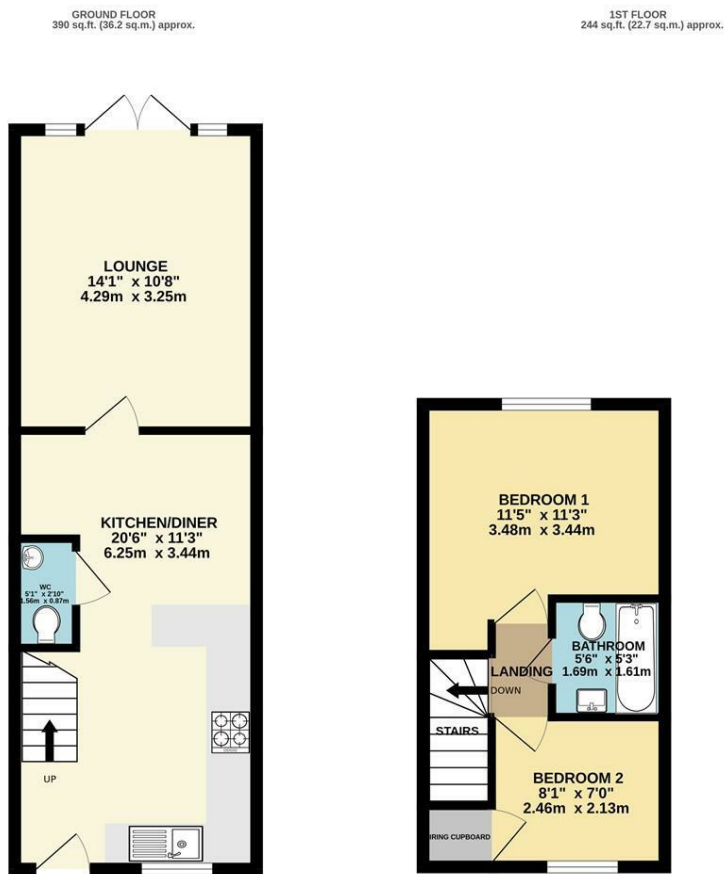
**OUTSIDE**

**Frontage/Off Road Parking**

**Rear Garden**



Floor Plan



TOTAL FLOOR AREA : 634 sq.ft. (58.9 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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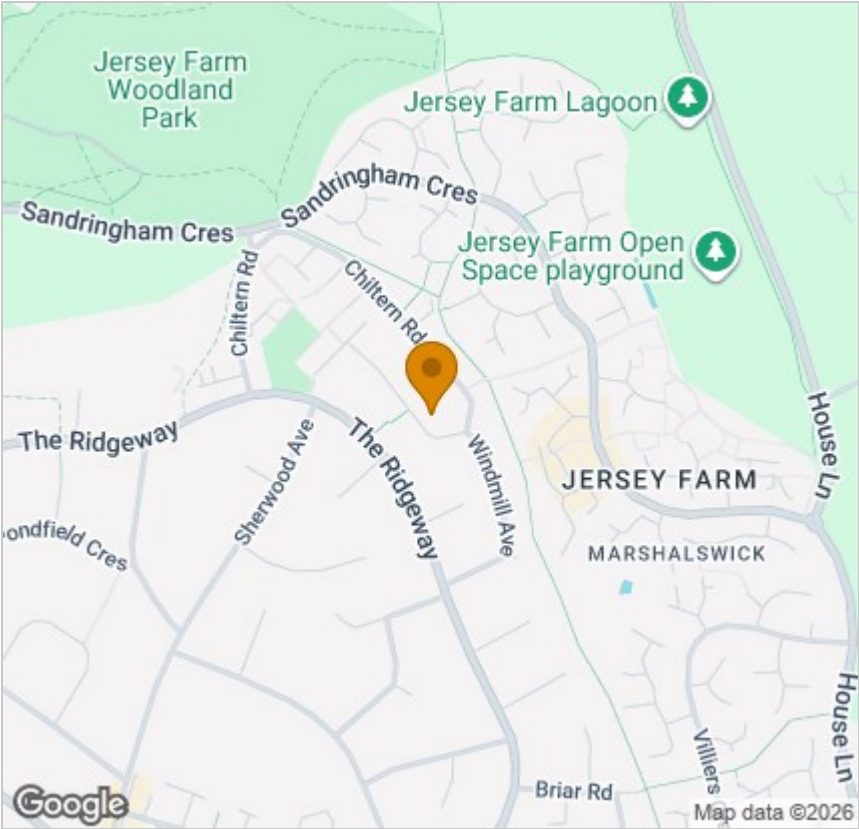
Viewing

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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Area Map



Energy Efficiency Graph

