



28 Nelson Avenue, St. Albans, Hertfordshire AL1 5RZ

Guide price £535,000 Freehold



Paul Barker
ESTATE AGENTS

28 Nelson Avenue

St. Albans, Hertfordshire AL1 5RZ

A spacious three-bedroom end of terrace home, this property is set in a popular residential area to the east of St Albans City Centre and offers well-planned accommodation with excellent potential to extend.

The ground floor features a comfortable lounge with a charming feature fireplace, a separate dining room, and a fitted kitchen with a modern wall-mounted gas combination boiler. Upstairs, there are three well-proportioned bedrooms and a stylish, modern family bathroom.

Externally, the house benefits from off-street parking and a pleasant front lawn, while the rear garden provides a patio, lawn, and mature trees and shrubs – creating a lovely space for outdoor living.

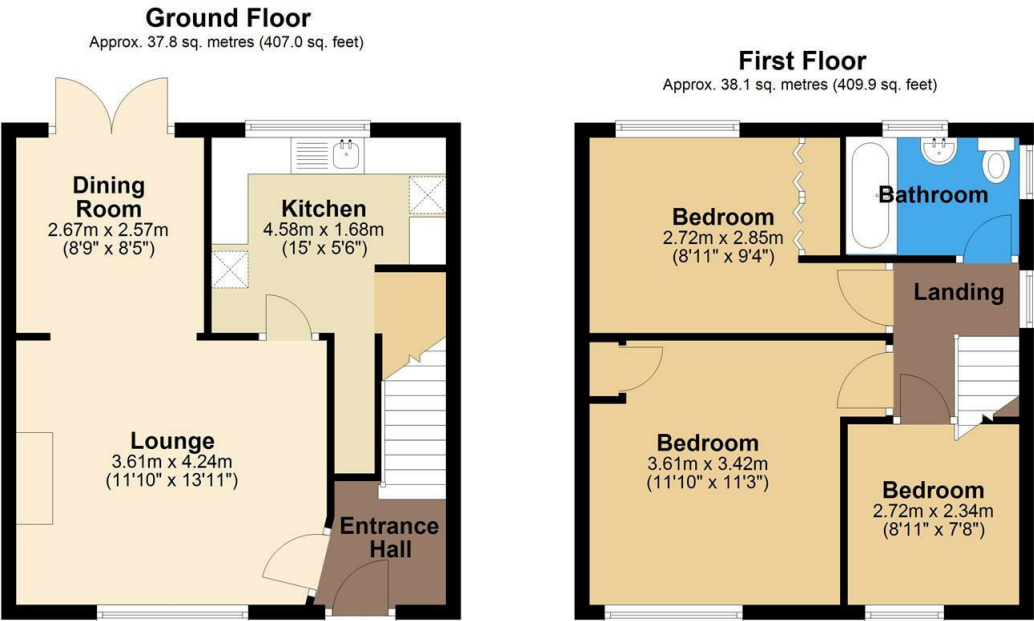
With scope to extend to the rear or reconfigure the current layout, this property offers great flexibility for a growing family.

Nelson Avenue is ideally positioned within 1.1 miles of St Albans City Station, providing direct services into St Pancras International. The area also benefits from highly regarded primary schools, Samuel Ryder Academy, a local parade of shops, and excellent bus routes to the city centre and station.





Floor Plan



Total area: approx. 75.9 sq. metres (816.9 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

Plan produced using PlanUp.□

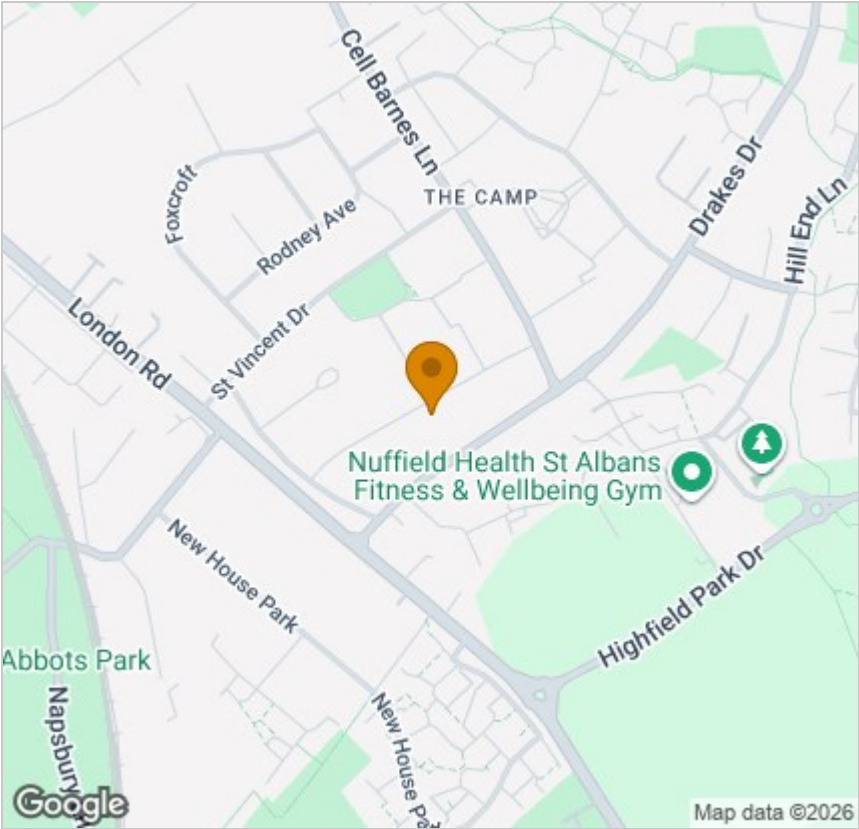
Viewing

Please contact our Office on 01727 223344 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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Area Map



Energy Efficiency Graph

