



1 Gainsborough Avenue, St Albans

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1 Gainsborough Avenue

St Albans

Hertfordshire

AL1 4NJ

An impressive extended five-bedroom detached home in a popular St. Albans residential setting

St. Albans City mainline station 0.6 miles (19 minutes to London St. Pancras), St. Albans city centre 1.1 miles, M25 (Jct 22) 4.0 miles, Luton Airport 11.0 miles

Drawing room | Sitting room | Family/dining/kitchen | Utility | Principal bedroom with en suite bathroom | 4 Further bedrooms | Family bathroom | Shower room | Garage | Studio/gym
Gardens | EPC rating D

The property

1 Gainsborough Avenue is a beautifully presented detached family home, set on a desirable residential street just a mile from St. Albans city centre. The property features five bedrooms and stylishly appointed reception rooms with neutral décor and attractive modern fittings throughout.

There are two comfortable reception rooms at the front of the ground floor, including the drawing room with its woodburning stove and bi-fold doors connecting to the open-plan living space at the rear. There is engineered oak flooring throughout the ground floor, including in the sitting room with its bay window and through to the family area, dining area and kitchen at the rear. This 30ft open-plan living, dining and entertaining space features bi-fold doors opening onto the rear gardens, where there is a paved patio with a large space for seating and outdoor dining. The kitchen has shaker-style units, a central island and integrated appliances. A utility room, offering further space for storage and home appliances

leads off from the open plan living area. A large bathroom leads off from the utility area..

Upstairs there are four well-presented double bedrooms and a library, which could be used as a fifth bedroom if required. The principal bedroom features extensive built-in storage and an en suite bathroom, while the first floor also has a family bathroom with an over-bath shower. An additional shower room can be found on the ground floor.

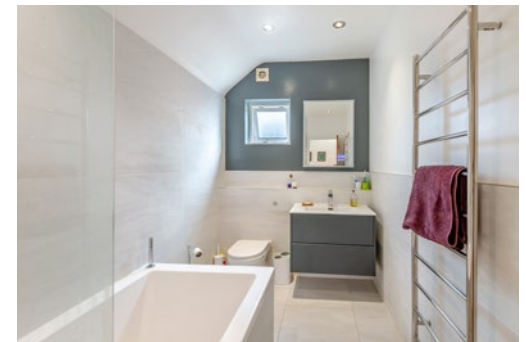
Outside

At the front of the property, the gravel driveway provides plenty of parking space in front of the integrated garage, which offers useful home and garden storage or workshop space. The gardens at the rear feature a paved patio for al fresco dining, as well as an area of lawn, bordered by beds with various shrubs and flowering perennials. At the end of the gardens, a brick-built outbuilding offers space for use as a home studio or gym.

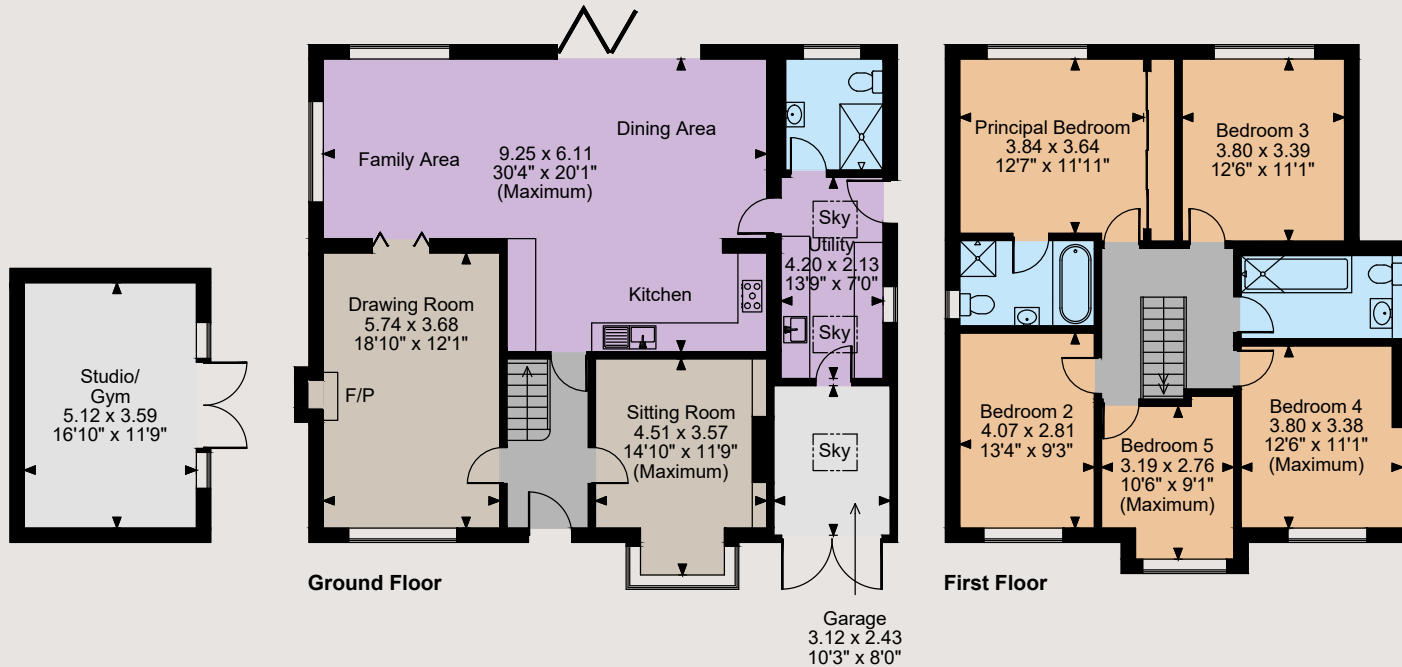
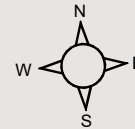
Location

The property is set in a popular and convenient location within very easy reach of the mainline station with its fast through services via St Pancras International to the City (19 minutes) Gatwick and beyond. Road users enjoy easy access to the M1, M25 and the A1(M) and to the airports at Heathrow, Luton and Stansted. The City Centre with its wealth of amenities including shopping, leisure activities and excellent state and public schools is close at hand, as are the green spaces at Clarence Park, The Wick, Bernards Heath and Verulamium Park





Gainsborough Aveune, St Albans
 Main House internal area 2,096 sq ft (195 sq m)
 Garage internal area 82 sq ft (8 sq m)
 Studio/Gym internal area 198 sq ft (18 sq m)
 Total internal area 2,376 sq ft (221 sq m)
 For identification purposes only.



Ground Floor

First Floor

The position & size of doors, windows, appliances and other features are approximate only.
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Directions

AL1 4NJ
 ///What3words: panel.button.pure - brings you to the driveway

General

Local Authority: St Albans City & District Council
Services: Mains gas, electricity, water and drainage
Council Tax: Brand G
Tenure: Freehold
Guide Price: £1,850,000

St Albans

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Over 50 offices across England and Scotland, including Prime Central London



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