



17 Salisbury Avenue
St Albans, Hertfordshire

**STRUTT
& PARKER**

BNP PARIBAS GROUP 

An attractive double-fronted detached property in a popular and convenient central location.

A generously-proportioned variegated brick-built detached family home with drawing and sitting rooms, a music room, gym, cinema room and five bedrooms. The property benefits from beautiful wood flooring that extends across much of the lower ground and ground floors, and is ideally located in the heart of the city centre near to local amenities and the train station.



3 RECEPTION ROOMS



5 BEDROOMS



5 BATHROOMS



PRIVATE PARKING



GARDEN



FREEHOLD



TOWN



4,223 SQ FT



**GUIDE PRICE
£2,750,000**



The property

17 Salisbury Avenue is an exceptional double-fronted family home offering more than 4,200 sq. ft. of light-filled flexible accommodation arranged over four floors. Configured to provide an ideal family and entertaining space and featuring a wealth of wooden flooring throughout, the ground floor accommodation flows from a welcoming reception hall with feature tiled flooring and useful cloakroom. It gives access to the front aspect drawing and sitting rooms, both with bay windows and the latter with a gas fire flanked on each side by bespoke shelving. To the rear, the extensive light-filled kitchen/family room benefits from numerous sky lanterns and patio doors to the terrace. The kitchen itself has a range of wall and base units including a large central island with breakfast bar, and modern integrated appliances, while the family area, configurable to the purchaser's own requirements, has an inter-connecting fitted utility room with a door to the side aspect. On the lower ground floor, the property provides a wooden-floored music room incorporating a golf simulation screen with extensive glazing incorporating a door to the side

aspect, a gym, cinema room, a storage room and a double bedroom with built-in storage and modern en suite shower room and a 10ft basement.

On the first floor the property offers three double bedrooms, two with front aspect bay windows and modern en suite shower rooms, together with a contemporary family bathroom with twin sinks, bath and separate shower. The second floor is dedicated to the vaulted principal bedroom, which benefits from built-in storage and a bathroom area with twin sinks, freestanding bath and separate shower.

Outside

Set behind low-level walling and having plenty of kerb appeal, the property is approached over a low-maintenance forecourt providing parking for multiple vehicles. The enclosed rear garden is laid mainly to level lawn and features a fenced area with potential for use as a vegetable garden or children's play area together with a spacious paved terrace, ideal for entertaining and al fresco dining.



Location

St. Albans' historic city centre offers a great range of independent retailers, supermarkets, services and numerous bars, cafés, public houses and restaurants. The city also has a thriving cultural life, with regular concerts and theatre productions held in a variety of local venues, as well as football, rugby and cricket clubs, a community gym, bowls and tennis club, golf course and green spaces including The Wick, Clarence Park, Bernards Heath and Verulamium Park. Communications links are excellent; the city's mainline station (1.2 miles) offers regular fast through services via St. Pancras International to the City (19 mins), Gatwick and beyond, and road users enjoy easy access to the M1, M25 and the A1(M) and to the airports at Heathrow, Luton and Stansted. The area offers a wide range of state primary and secondary schooling including Fleetville Infant and Nursery School, Cunningham Hill Infant and Junior Schools, Beaumont School, and Loreto College (all rated Outstanding by Ofsted), together with a good selection of independent schools including St. Albans High School for Girls, St. Albans and St. Columba's College.



Distances

St. Albans High Street 2.0 miles
A1(M) (Jct. 3) 3.4 miles
M25 (Jct. 22) 3.8 miles
Hatfield 4.2 miles
Welwyn Garden City 6.8 miles
M1 (Jct. 8) 7.6 miles
Hemel Hempstead 7.7 miles
Watford 11.1 miles
London Luton Airport 13.1 miles
Central London 24.0 miles
London Heathrow Airport 31.2 miles
London Stansted Airport 34.0 miles

Nearby Stations

St. Albans
St. Albans Abbey
Park Street

Key Locations

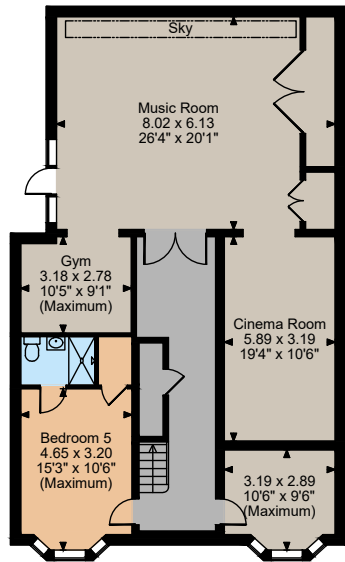
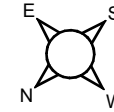
St. Albans Cathedral
St. Albans Museum and Gallery

Verulamium Museum and Roman Ruins
Verulamium Park
Clarence Park
Bernards Heath
The Wick
Verulam Golf Club
River Ver

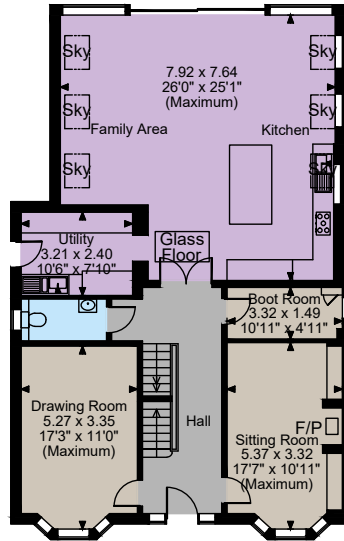
Nearby Schools

Fleetville Infant and Nursery School
Fleetville Junior School
Verulam (High School)
Beaumont School (High School)
Sandringham (High School)
Samuel Ryder Academy (High School)
Cunningham Hill Infant School
Cunningham Hill Junior School
St. Alban & St. Stephen Catholic Primary School & Nursery
Camp Primary and Nursery School
School & Nursery
Oakwood Primary School

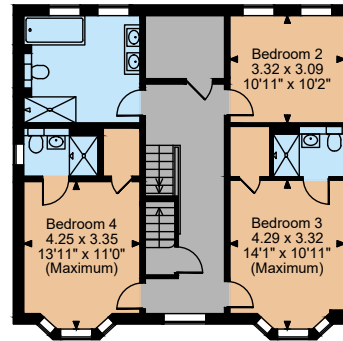




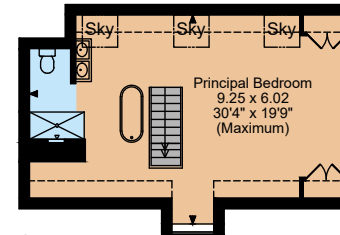
Lower Ground Floor



Ground Floor



First Floor



Second Floor



Floorplans

Main House internal area 4223 sq ft (392 sq m)

Total internal area 4223 sq ft (392 sq m)

For identification purposes only.

Directions

AL1 4UB

///what3words: fame.rips.rocks - brings you to the driveway

General

Local Authority: St Albans City and District Council

Services: Electricity, gas, mains water and drainage.

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: H

EPC Rating: B

Wayleaves and easements: the property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.

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

☐☐☐ Denotes restricted head height

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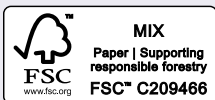
St Albans

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