



20 Selby Avenue, St. Albans



DAVID CHADWICK
ST ALBANS



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St. Albans, AL3 5EN

Summary

Storm porch | Entrance Hall | Sitting room | Family room | Kitchen/dining room | 5 bedrooms | Bathroom | Shower room | Cloak room | Garden | EPC rating D

The Property

This very well-presented bay-fronted period townhouse is situated in a central conservation area location on the edge of the city centre within very easy reach of everything St Albans has to offer, including the stations, excellent schooling and the parks at Verulamium and Victoria.

There is spacious accommodation arranged over three floors, that to the ground floor includes a welcoming entrance hall leading to two separate reception rooms and a spacious family

kitchen dining room with French doors leading to the back garden.

To the first and second floors are five well-proportioned bedrooms, with a large family bathroom to the first floor and a further shower room to the second floor.

Throughout, the house enjoys the high ceilings and generous windows one would expect of the finer properties of the era, along with many charming character features including fireplaces, stripped floorboards, coricing and picture rails.

The house has been decorated in a range of neutral tones throughout, adding to the feeling of light and space, creating a very comfortable family home.

Subject to the necessary consents there is also scope to extend to the rear and side of the kitchen to further enhance this lovely family home.





SELBY AVENUE, AL3

APPROX. GROSS INTERNAL FLOOR AREA 1715.90 SQ FT / 159.40 SQ M.
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Outside

The house sits behind an elegant bay-fronted period façade and town-house style garden with a brick built front boundary topped with railings. Steps lead to the storm porch and front door while a gated passage to one side leads to the garden at the rear. Westerly in aspect is laid to lawn with a paved terrace, planted beds, fenced boundaries and a timber garden shed.



To confirm: These sales particulars have been prepared as a guide only. They are not a statement nor representation of fact. They do not form part of a contract. Room sizes are approximate and floor plans are not to scale and should therefore not be relied on for the purposes of planning, architectural alterations, building works or for the ordering of materials, fixtures, fittings, floor/wall coverings and/or furnishings, whether freestanding or fitted. We have not carried out a survey nor tested the services or appliances. Prospective purchasers should satisfy themselves by inspection or otherwise.



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