



HEARTWOOD
HOMES

Cunningham Avenue, St. Albans, AL1 1JJ

Offers Over £1,750,000

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A spectacular and rarely available six bedroom detached Edwardian-style family home which is set in the prestigious Cunningham Avenue, forming part of the St Albans sought after conservation area. The property is ideally located only a short distance from the vibrant St Albans City Centre, with its wide selection of shopping, leisure and transport facilities; including the mainline railway station. There is also the added benefit of a large park at the end of the road and being in close proximity to sought after local schooling.

This beautiful home already provides substantial, bright and spacious accommodation, yet still offers further potential to extend, subject to planning permission. As you approach the property you walk through an attractive front garden, this also provides parking and access to the garage.

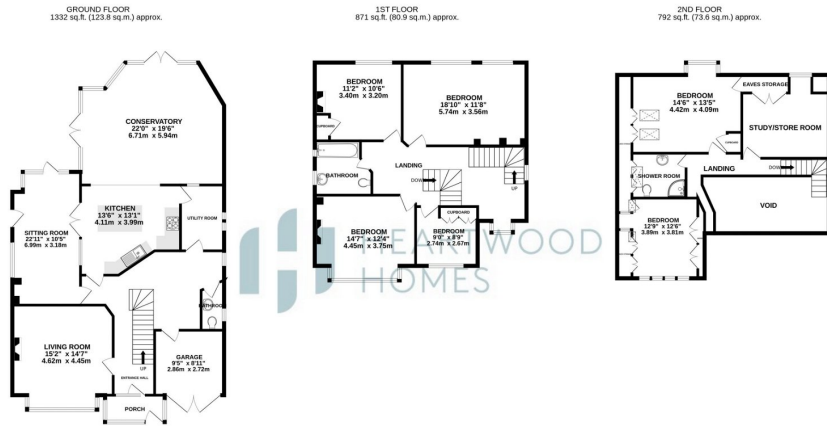
On entering the property there is a useful storm porch and a generous hallway with access to a utility room, cloakroom and door to a garage/storeroom. The gorgeous bay fronted living room is at the front of the house with an open fireplace. To the rear of the building you have a spacious sitting room and there is a wonderful kitchen/dining/conservatory complete with a large central island and an Aga. It also opens directly on to the attractive rear garden.

To the first floor you have a sizeable master bedroom and three further well-proportioned bedrooms and a family bathroom. A bespoke feature staircase rises to the second floor's galleried landing, leading to two further bedrooms, a Shower room and a large study/store room.

Externally there is a stunning and beautifully groomed rear garden with a sunny south easterly aspect and side access with a good width.

This imposing home must be seen to appreciate everything it has to offer. There will truly be one very lucky family to live here.





TOTAL FLOOR AREA: 2995 sq ft (278.3 sq.m.) approx.
 While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurement of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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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- Extension potential subject to planning
- Attractive kitchen diner opening to conservatory and the garden
- Bay fronted living room with an open fire place
- Cul de sac
- A stunning rear garden
- Ideally located for the City Centre and the station
- Close to sought after schooling
- EPC Grade C



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