



£1,795 Monthly

Avian Avenue, Frogmore, Herts

| 3 Bedrooms | 3 Bathrooms

01727 761 816

A | H Attewell & Hardwicke
The Letting Specialists

www.attewellhardwickeandleahy.co.uk



Step Inside

Key Features

- Living/Dining Room
- Three Double Bedrooms
- Family Bathroom
- Two En-Suite Shower Rooms
- Cloakroom/w.c.
- Kitchen/Dining Room
- Single Garage
- Drive with Additional Parking
- Well Maintained Rear Garden
- Peaceful Development

Property Description

A well maintained 3 double bedroom, 3 bathroom property with garage, in a well thought out landscaped development on the outskirts of this village setting. UNFURNISHED. NO PETS

Main Particulars

A well maintained 3 double bedroom, 3 bathroom property with garage, in a well thought out landscaped development on the outskirts of this village setting. The property has an easy to maintain garden accessed by patio doors from the kitchen/diner, a large living room, downstairs cloakroom and a useful garage as well as additional parking. Frogmore offers highly regarded schools, the railway station of St Albans and Radlett are within a short drive and easy access to motorway network links for the M1 & M25. UNFURNISHED.

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GROUND-FLOOR

Entrance Hall

Door to:

Cloakroom/w.c. 5'8" x 3'0" (1.73m x 9.10m)

White w.c. and wash hand basin.

Living/Dining Room 19.1" x 11.9" (5.82m x 3.59m)

Spacious room with window overlooking front garden. Stairs leading to first floor from the rear of the living room and door to:

Kitchen/Dining Room 14'7" x 9'5" (4.44m x 2.86m)

Cream coloured wall and base units housing integrated dishwasher, washer/dryer, fridge/freezer and electric oven. Complimentary wood effect worktops with inset gas hob and one-and-a-half bowl sink unit with window over. Cream wall tiles and vinyl flooring. Understairs storage cupboards. Double patio doors leading to the garden.

FIRST FLOOR

Landing with doors to all rooms.

Bedroom One 13'1" x 12'10" (3.99m x 3.91m)

Window to front. Door to:

En-Suite 8.5" x 3'11" (2.56m x 1.20m)

Comprising white vanity wash hand basin, shower cubicle and w.c. Fully tiled walls. Tiled floor.

Bedroom Two 11'11" x 10'10" (3.64m x 3.30m)

Window to front. Door to:

En-Suite 8'6" x 4'8" (2.58m x 1.41m)

Comprising white vanity wash hand basin, shower cubicle and w.c. Fully tiled walls. Tiled Floor. Window overlooking rear garden.

Bedroom Three 11'4" x 9'1" (3.46m x 2.77m)

Window overlooking garden.

Family Bathroom 7.11" x 5'1" (2.41m x 1.56m)

White suite comprising panelled bath with thermostatic shower over and shower screen, low level w.c., vanity wash hand basin with bathroom cabinet above and shaver point. Window to rear.

EXTERNALLY**Frontage**

Footpath leading to front door. Driveway to single garage. Storage cupboard to right of front door.

Garden approx. 25'

Low maintenance garden mainly laid to lawn with small patio area. Additional space behind garage.



Telephone: 01727 761 816

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