



£1,795 Monthly

Avian Avenue, Frogmore, Herts

| 3 Bedrooms | 3 Bathrooms

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A | H Attewell & Hardwicke  
The Letting Specialists

[www.attewellhardwickeandleahy.co.uk](http://www.attewellhardwickeandleahy.co.uk)



# Step Inside

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## 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.



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