



40 Windmill Avenue, St. Albans, AL4 9TF
Asking Price £725,000



A chain-free, three-bedroom family home located in the highly sought-after Marshalswick area of St Albans.

The ground floor accommodation comprises of entrance hall leading through to a spacious living/dining room, kitchen and conservatory both with direct access to the rear garden. The hallway also provides internal access to the garage and a convenient downstairs WC, offering excellent potential for further development or reconfiguration.

Upstairs, the property features two good sized double bedrooms, a well-proportioned third bedroom, and a family bathroom fitted with both a walk-in shower and a bathtub, along with a separate WC.

Externally, the property benefits from a driveway providing off-street parking for multiple vehicles, as well as garage access. The rear garden offers a private and enclosed outdoor space, with useful side access to the front.

Ideally positioned, the property is within easy reach of local shops and highly regarded primary and secondary schools. It is also well served by public transport links, providing convenient access to St Albans city centre and the mainline station.

Freehold Tenure.
Council Tax Band E.

- NO UPPER CHAIN
- OFF STREET PARKING AND GARAGE
- CLOSE TO WELL REGARDED SCHOOLS
- THREE BEDROOM SEMI DETACHED
- GARDEN WITH SIDE ACCESS
- WALKING DISTANCE TO SHOPS

Entrance Hall
WC
Living / Dining Room
Kitchen
Conservatory

Two Double Bedrooms
Third Bedroom
Bathroom
Garage



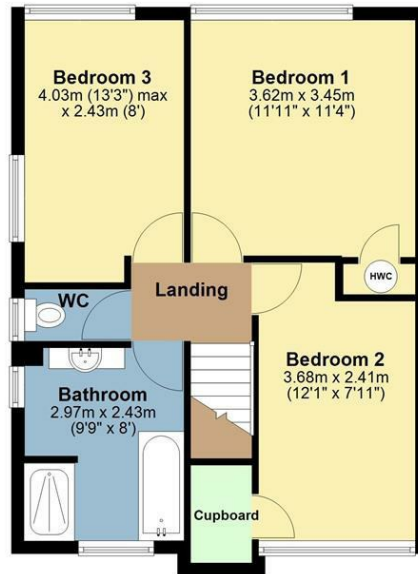
Ground Floor

Approx. 70.3 sq. metres (757.1 sq. feet)



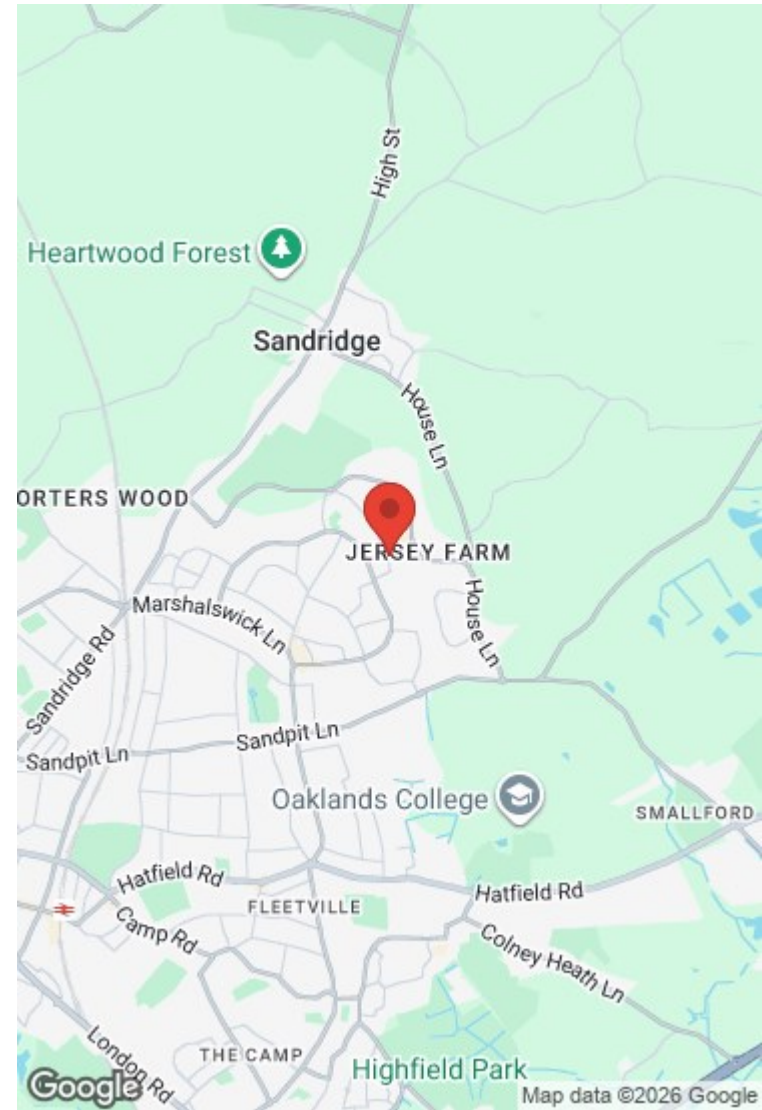
First Floor

Approx. 48.4 sq. metres (521.4 sq. feet)



Total area: approx. 118.8 sq. metres (1278.4 sq. feet)

Plan for illustrative purposes only, measurements not to be relied on. Always take your own measurements. © epcplan@icloud.com
Plan produced using PlanUp.□



Energy Efficiency Rating

Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	52	
EU Directive 2002/91/EC		

Environmental Impact (CO₂) Rating

Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		



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