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Avian Avenue

Curo Park | Frogmore | AL2 2FE

Avian Avenue

A well-presented three-bedroom, two-bathroom family home, spread across three floors.

Offering thoughtfully designed, generous living spaces and is conveniently located within a short walking distance to local shops, the train station and equidistant from Radlett and St. Albans.

The ground floor includes a welcoming entrance hall, a newly renovated kitchen/diner that opens onto the landscaped rear garden as well as a study/bedroom and a convenient w/c, complemented by ample storage options.

On the first floor, there are two well-proportioned double bedrooms, one of which is equipped with a large cupboard suitable for wardrobe use or a small office, alongside a tastefully appointed family bathroom. In keeping with the typical townhouse layout, a generous living room is also situated on this level.

The second floor is dedicated to the principal bedroom suite, which features a spacious en suite shower room.

Completing this attractive property is a well-maintained and landscaped rear garden, which includes a proportionate patio and a turfed area. Additionally, there is off-street parking and garden access via the carport.

Viewing by appointment only.



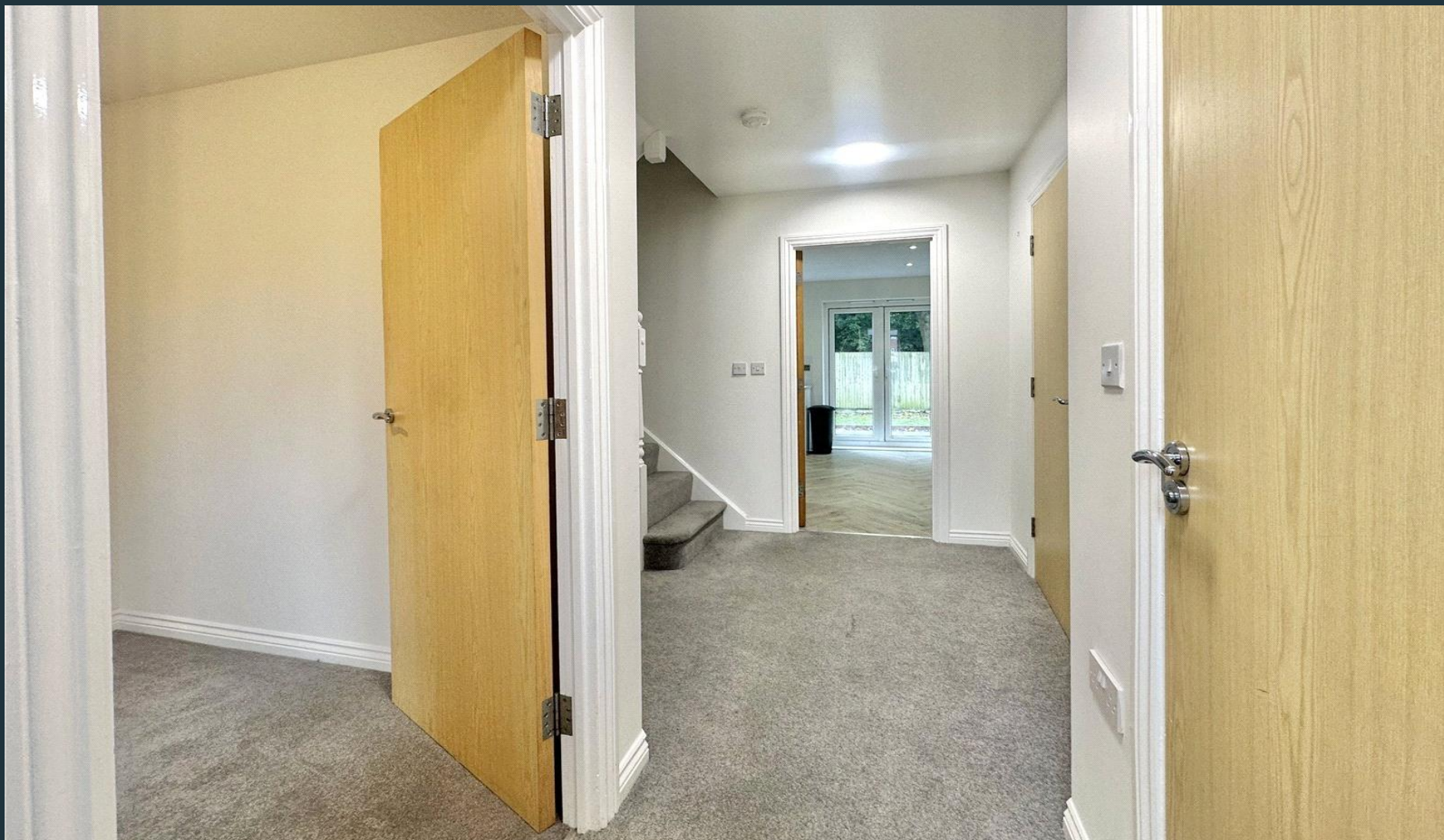
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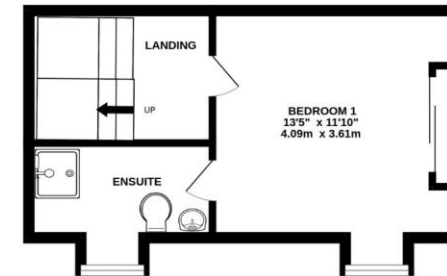
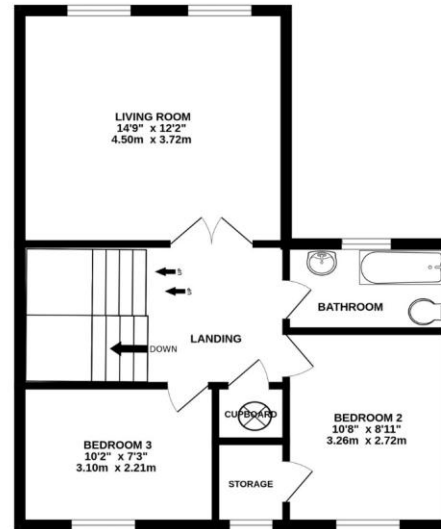
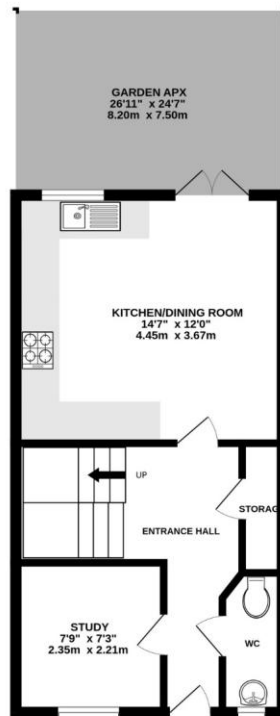
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TOTAL FLOOR AREA : 1206 sq.ft. (112.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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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