



Frost's

Tel: 01727 861166

Beech Place, St Albans, AL3 5LQ

£1,000,000 Freehold





Measuring 1900 sq ft and presented in immaculate condition, this rarely available detached family home is located on a highly sought after and exclusive cul-de-sac that provides excellent access to the city centre and local schooling.

This substantial family home sits on generous plot that has been landscaped and maintained to a high standard but also provides potential for further extension, subject to the relevant planning permission. The ground floor accommodation comprises of a welcoming entrance hall that is flooded with natural light from the feature full length window, a cloakroom, study/playroom, living room with bay window overlooking the rear garden, separate dining room and re-fitted kitchen with utility room.

The first floor is equally as impressive with a family bathroom and separate shower room that compliments the four, well-proportioned double bedrooms. Externally, there is a driveway that leads to a sizeable double garage and the rear garden has been beautifully landscaped to provide a stunning space that perfectly accompanies this fantastic property.

Energy Rating D.





Ground Floor

Entrance Hall

Cloakroom

Study – 11'9 x 9'4

Living Room – 17'4 x 13'
not into bay

Dining Room – 11'3 x 11'1

Kitchen – 11'3 x 10'9

Utility Room – 10'1 x 5'7



First Floor

Bedroom One – 16' x 11'1

Bedroom Two – 12'7 x 11'1

Bedroom Three – 11'10 x 9'5

Bedroom Four – 9' x 8'5

Bathroom – 6'9 x 5'5

Shower Room – 5'7 x 5'6

Exterior

Rear Garden

Front Garden

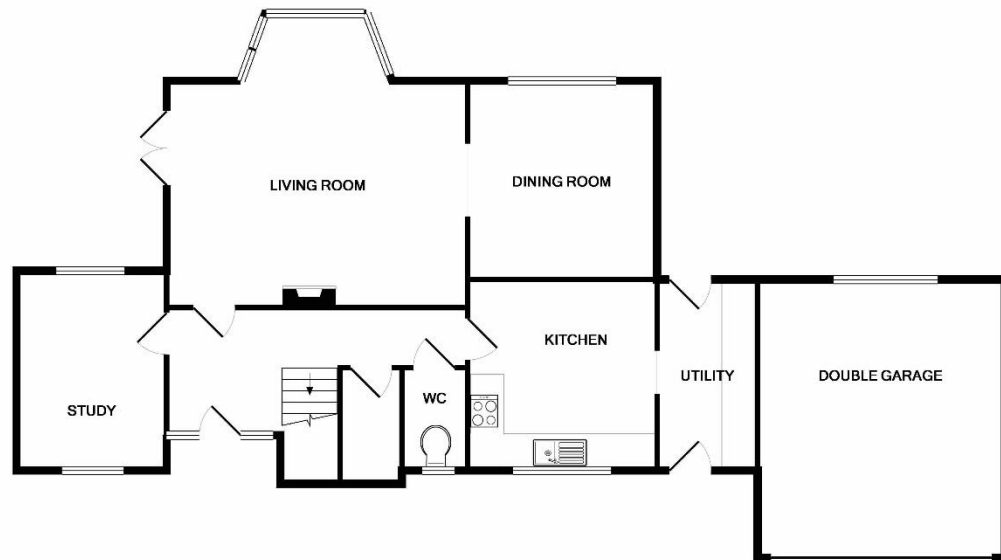
Double Garage

Driveway

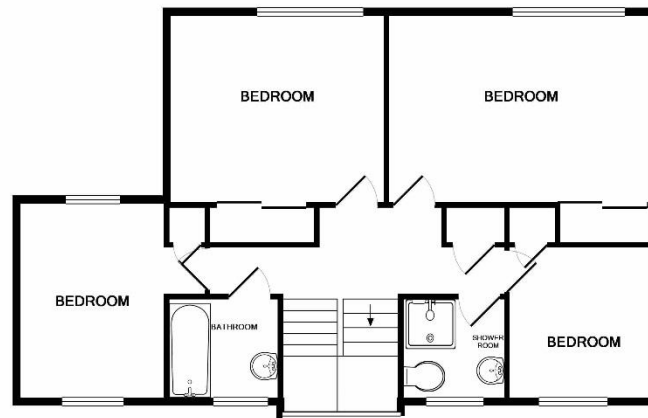








GROUND FLOOR
APPROX. FLOOR
AREA 103.4 SQ.M.
(1113 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 73.2 SQ.M.
(788 SQ.FT.)

TOTAL APPROX. FLOOR AREA 176.6 SQ.M. (1901 SQ.FT.)

Produced by R. Allens & Partners Home Inspection. Whilst every attempt has been made to ensure the accuracy of the plan contained here, measurements of doors, windows, rooms and any other items are approximate and no guarantee is made for any error or omission. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown herein are based on the information given at the time of the visit.
Date: 08/08/16
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