



**Beaumont Avenue, St. Albans, AL1 4TL**



**welcome to**

**Beaumont Avenue, St. Albans**

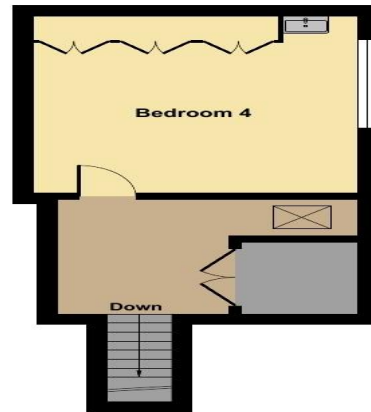
Situated on one of St Albans' premier roads, this four-bedroom detached home is set back from the road with its own private driveway and car port, the property immediately impresses.



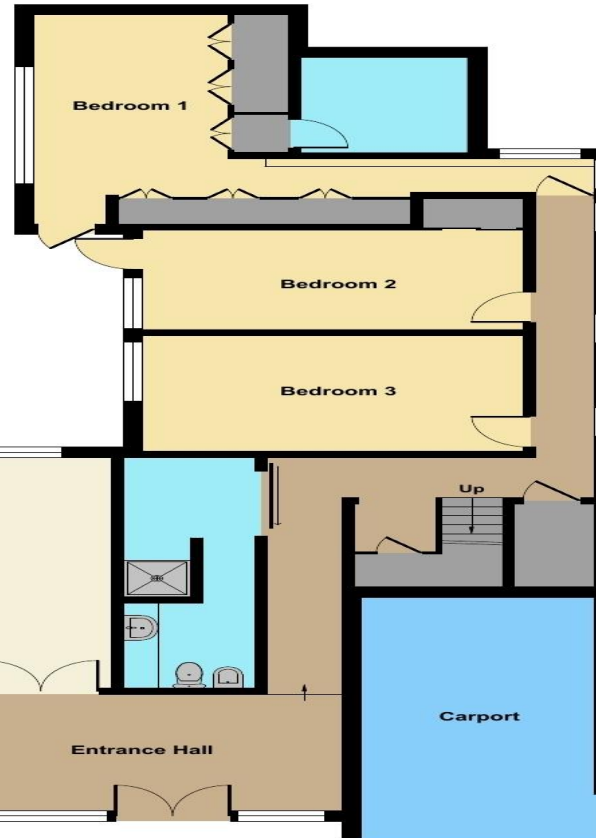
# Beaumont Avenue, St. Albans, AL1

Approximate Area = 2404 sq ft / 223.3 sq m (excludes carport)

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

## Entrance Hall

## Reception Room

25' 11" max x 18' 6" max ( 7.90m max x 5.64m max )

## Sitting Room

16' 10" x 11' 10" ( 5.13m x 3.61m )

## Kitchen/Diner

20' 11" x 7' 9" ( 6.38m x 2.36m )

## Utility Room

6' 10" x 6' 9" ( 2.08m x 2.06m )

## Bedroom 1

23' 10" max x 16' 9" max ( 7.26m max x 5.11m max )

## En-Suite

## Bedroom 2

16' 2" x 8' ( 4.93m x 2.44m )

## Bedroom 3

16' 3" x 9' 2" ( 4.95m x 2.79m )

## Bedroom 4

13' 10" x 14' 2" max ( 4.22m x 4.32m max )

## Shower Room

6' 9" x 5' 7" ( 2.06m x 1.70m )



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2025. Produced for William H Brown. REF: 1359502

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## Beaumont Avenue, St. Albans

- Four Bedroom Bungalow
- Detached
- Outdoor Swimming Pool
- Driveway & Car Port
- En-Suite

Tenure: Freehold EPC Rating: C  
Council Tax Band: G

**£2,000,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
ALB105476 - 0003

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