



139 Beechwood Avenue, St. Albans, Hertfordshire AL1 4XX

Guide price £1,275,000 Freehold



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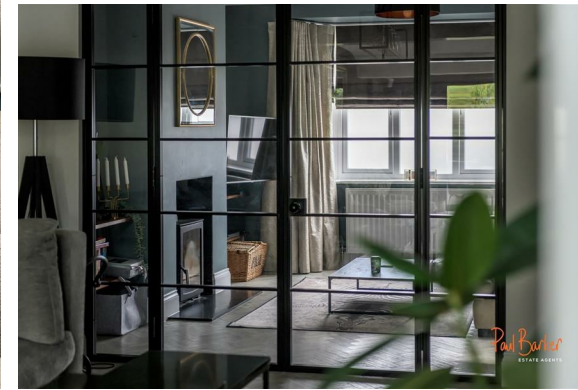
A stunning four bedroom extended semi-detached family home boasting a fabulous 23' x 20' kitchen/diner/living room, a 140ft west facing rear garden and within approx. 700 meters of Beaumont School.

A part glazed front door with Ring security system opens into a useful porch. A door leads into the welcoming entrance hall with stylish Amtico herringbone flooring throughout the majority of the ground floor. The comfortable bay fronted lounge has a log burner and bespoke Crittall doors to the family room which leads to the heart of the home Kitchen/diner/living room. The quality Bramptons Interiors kitchen has a range of base and floor to ceiling units and breakfast bar area with Quartz work surfaces incorporating a down-draft extractor hob, basin with Quooker instant hot water tap and there are twin integrated ovens and a full height integrated fridge and separate freezer. The part-vaulted ceiling allows light to flood in from four Velux roof windows and bi-folding doors with fitted blinds opens to the garden. A square archway leads to additional storage cupboards, a useful utility/shower room, a separate cloakroom and a home gym with roof light window.

The first floor landing has stairs to the second floor and doors to rooms including the master bedroom with built-in wardrobes. The second and fourth bedroom also benefit from fitted wardrobes and the stylish bathroom comprises of a bath, wet-room style walk-in shower, basin and W.C. The second floor has an airing cupboard housing a Megaflow hot water cylinder and third double bedroom.

Externally there's an attractive Granite driveway and new electric car charging point and to the rear is an impressive Limestone patio leading to a beautiful, established 140ft west facing garden. Roof mounted solar panels.

Beechwood Avenue is conveniently located close to Beaumont secondary and Oakwood primary schools. There's two thriving parades of local shops, services and food outlets all close by at the Quatrant & Fleetville





ACCOMMODATION

Porch

Entrance Hall

Lounge

13'1 into bay x 11'10 (3.99m into bay x 3.61m)

Family Room

14'2 x 10'11 (4.32m x 3.33m)

Kitchen/Diner/Living Room

23'6 (max) x 20'8 (7.16m (max) x 6.30m)

Utility/Shower

W.C.

Gym

14'7 x 7'4 (4.45m x 2.24m)

FIRST FLOOR

Landing

Bedroom 1

14'10 into bay x 10'11 (4.52m into bay x 3.33m)

Bedroom 2

13'0 x 10'11 (3.96m x 3.33m)

Bedroom 4

13'0 max x 9'4 (3.96m max x 2.84m)

Bathroom

SECOND FLOOR

Bedroom 3

12'5 x 10'2 (3.78m x 3.10m)

OUTSIDE

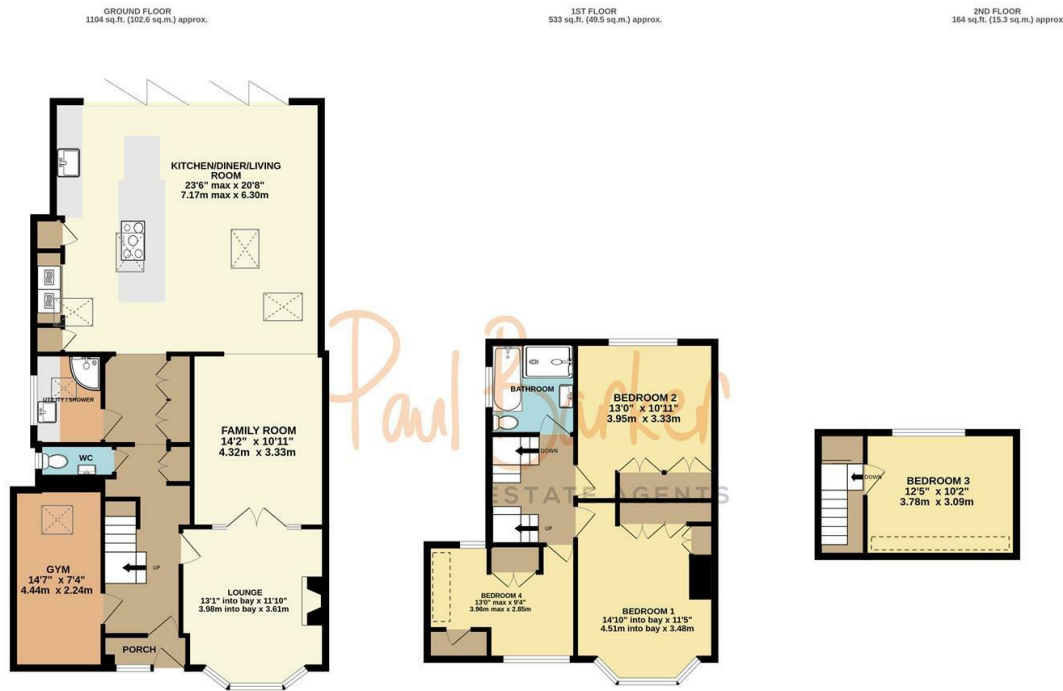
Frontage

Rear Garden

140 (42.67m)



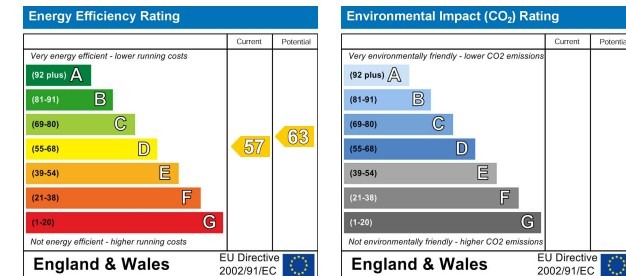
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Office on 01727 223344 if you wish to arrange a viewing appointment for this property or require further information.

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