



170 Beech Road, St. Albans, AL3 5AX

Guide price £795,000 Freehold

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170 Beech Road

St. Albans, AL3 5AX

A bright and spacious four bedroom house offering versatile accommodation with the potential for further extension to rear and into the loft. The house is offered with the benefit of no onward chain, excellent potential to extend into the loft without altering the existing bedrooms, a recently fitted gas boiler, an electrical re-wire and a delightful 100ft rear garden with a gate leading to the protected Beech Bottom woodland area.

The accommodation begins with an entrance porch opening into a welcoming hallway with stairs to the first floor with storage below and door to rooms. The bay fronted lounge features an attractive brick fireplace and connecting door to the sociable dining room with sliding patio doors to the rear garden. A modern style kitchen provides a range of wall mounted wall and base units with a combination of integrated and space for freestanding appliances. A multi-use family room has doors to the front and rear gardens and access to a convenient downstairs W.C.

The first floor landing has a hatch to the loft and doors to rooms including the bay fronted master bedroom with fitted wardrobes. There are three further well-proportioned bedrooms and a stylish modern bathroom, separate shower room and separate W.C.

Externally there is a block paved driveway with mature hedges providing seclusion from the pavement. To the rear is a delightfully private 100ft garden with a lawn, matures trees and bushes and a gate giving rear access. There is also a brick built ex-garage providing excellent storage or potential for a home office.

Beech Road is approximately 1 mile from St Albans thriving City centre and within the catchment area of excellent local schools. Batchwood municipal golf course together with the Beech Road shopping parade are also close by.





ACCOMMODATION

Entrance Porch

Entrance Hall

Lounge

12'11 x 12'10 (3.94m x 3.91m)

Dining Room

12'6 x 10'11 (3.81m x 3.33m)

Kitchen

9'4 x 7'10 (2.84m x 2.39m)

Family Room

18 x 8'3 (5.49m x 2.51m)

Cloakroom/W.C.

FIRST FLOOR

Landing

Bedroom 1

12'10 x 11'1 (3.91m x 3.38m)

Bedroom 2

12'6 x 10'11 (3.81m x 3.33m)

Bedroom 3

9'9 x 8'6 (2.97m x 2.59m)

Bedroom 4

8 x 7'11 (2.44m x 2.41m)

Shower Room

Bathroom

Separate W.C.

Frontage/Driveway

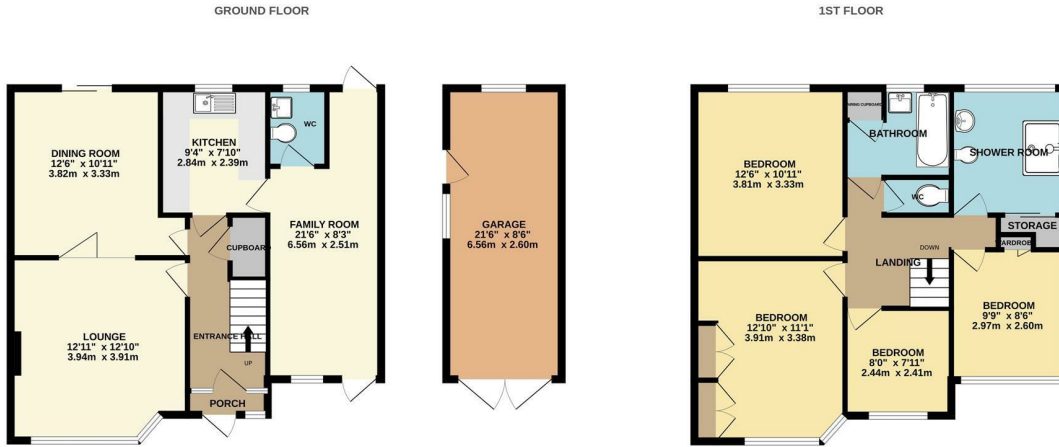
Rear Garden

100 (30.48m)

Detached Ex-Garage

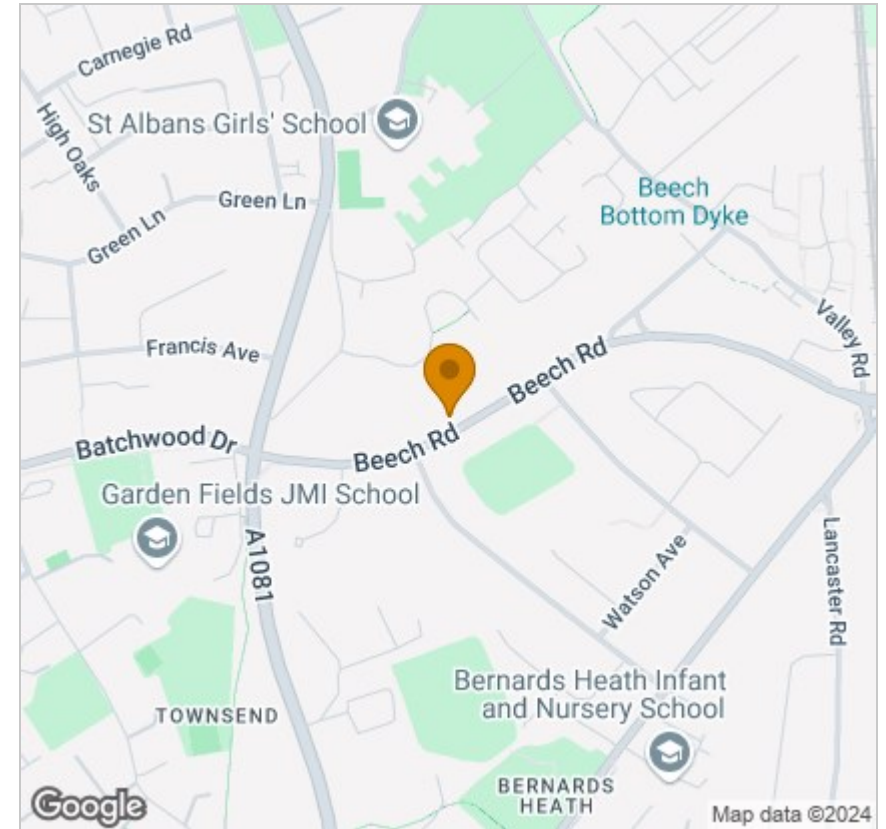
21'1 x 8'6 (6.43m x 2.59m)

Floor Plan

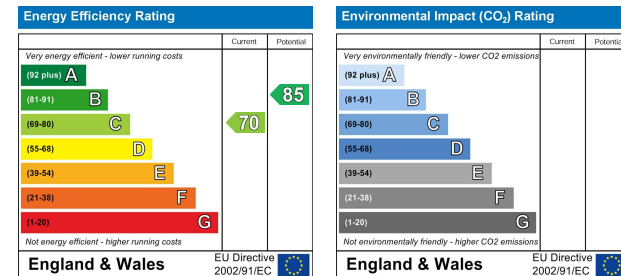


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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