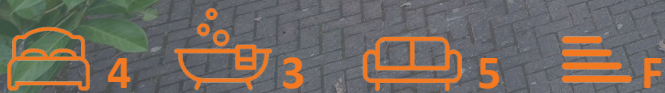




4 Beech Place, St. Albans, AL3 5LQ

Guide price £1,500,000 Freehold



## 4 Beech Place

St. Albans, AL3 5LQ

A wonderful opportunity to purchase this rarely available detached family home of circa 2500sq.ft. with a fabulous garden and located in a highly sought after and exclusive cul-de-sac that provides excellent access to the city centre and local schooling.

The front door opens into a hall with a door to a convenient cloakroom and double doors opening into a generous main hallway with stairs to the first floor and doors to rooms. The spacious lounge has a feature fireplace and connecting doors to the west facing conservatory, a dual aspect family room with double doors to the garden and formal dining room also with double doors to the garden. The kitchen provides a range of wall and base units with work surfaces above and a door into the useful utility room and a courtesy door to the double garage with a separate workshop and store room. A dual aspect tranquil office concludes the ground floor accommodation.

A turning stair case with a wonderful double height window leads to the generous landing with a hatch to the loft, excellent storage cupboards and doors to rooms. The master bedroom over-looks the rear garden and has a range of fitted wardrobes and a door to an ensuite. There are three further double bedrooms, all with built-in storage, a family bathroom and separate shower room.

Externally a generous block paved driveway offers ample off street car parking which leads to the double garage and a detached car port with up and over door. The delightfully private lawned garden wraps around the rear and side of the house with two patio areas, ideal for entertaining and a wooden storage shed.





## ACCOMMODATION

Entrance Hall

Kitchen

14'5 x 10'11 (4.39m x 3.33m)

Utility Room

Dining Room

19'3 x 11'4 (5.87m x 3.45m)

Lounge

17'3 x 13'1 (5.26m x 3.99m)

Conservatory

12'5 x 10'3 (3.78m x 3.12m)

Family Room

22'5 x 11'5 (6.83m x 3.48m)

Office

15'9 x 12'2 (4.80m x 3.71m)

W.C.

## ACCOMMODATION

Landing

Bedroom 1

14'1 x 11'0 (4.29m x 3.35m)

En-Suite

Bedroom 2

14'4 x 11'0 (4.37m x 3.35m)

Bedroom 3

11'4 x 11'2 (3.45m x 3.40m)

Bedroom 4

11'0 x 9'10 (3.35m x 3.00m)

Bathroom

Shower Room

## OUTSIDE

Frontage

Rear Garden

Garage

Workshop

10'10 x 7'6 (3.30m x 2.29m)

Storage

10'7 x 7'9 (3.23m x 2.36m)

## Floor Plan



ESTATE AGENTS

TOTAL AREA EXCLUDES GARAGE  
TOTAL FLOOR AREA : 2513 sq.ft. (233.5 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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## Area Map



## Viewing

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Energy Efficiency Graph

