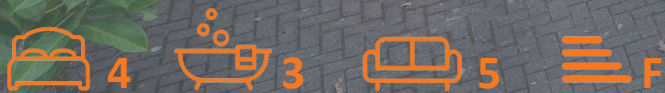




4 Beech Place, St. Albans, AL3 5LQ

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



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.

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Energy Efficiency Graph

