



35 Beechwood Avenue, St. Albans, AL1 4XR

Guide price £900,000 Freehold



35 Beechwood Avenue

St. Albans, AL1 4XR

A charming 1930s three-bedroom semi-detached family home, located just 445 metres from the outstanding Beaumont Secondary School. This attractive property boasts a 165ft west-facing garden and offers excellent scope to extend to the side, rear, and into the loft (STPP).

The accommodation begins with a covered porch and a welcoming hallway featuring an original circular stained glass window. The dining room enjoys a bay window and feature fireplace, while the lounge has patio doors leading to the garden and a stone fireplace. The kitchen provides a range of units and opens to a rear lobby with a W.C., storage room, and garden access.

Upstairs, the principal bedroom features a bay window and fitted wardrobes. There's a second double bedroom overlooking the garden and benefits from fitted wardrobes, a comfortable third bedroom, family bathroom, and separate W.C. The landing has access to the a boarded loft via a fitted ladder.

Externally, the property is set back behind an attractive front garden with a low stone wall and a lawn. A driveway provides parking for two vehicles and leads to double gates allowing further access to the rear. The impressive west-facing garden enjoys a sunny aspect and is mainly laid to lawn with a generous patio, mature shrubs, bushes, and trees extending to approximately 165ft. There is also a detached garage with a front door and side and rear windows, offering great storage or workshop potential.

Beechwood Avenue is ideally positioned near both Beaumont Secondary and Oakwood Primary Schools, with local shops, cafes, and amenities nearby at The Quadrant and Fleetville.





ACCOMMODATION

Entrance Hall

Dining Room

11'7 x 11'11 (3.53m x 3.63m)

Lounge

14'2 x 11' (4.32m x 3.35m)

Kitchen

10'3 x 7'6 (3.12m x 2.29m)

Storage

W.C

FIRST FLOOR

Bedroom

13'1 x 8'10 (3.99m x 2.69m)

Bedroom

12'7 x 9'5 (3.84m x 2.87m)

Bedroom

9'3 x 7'6 (2.82m x 2.29m)

Bathroom

Toilet

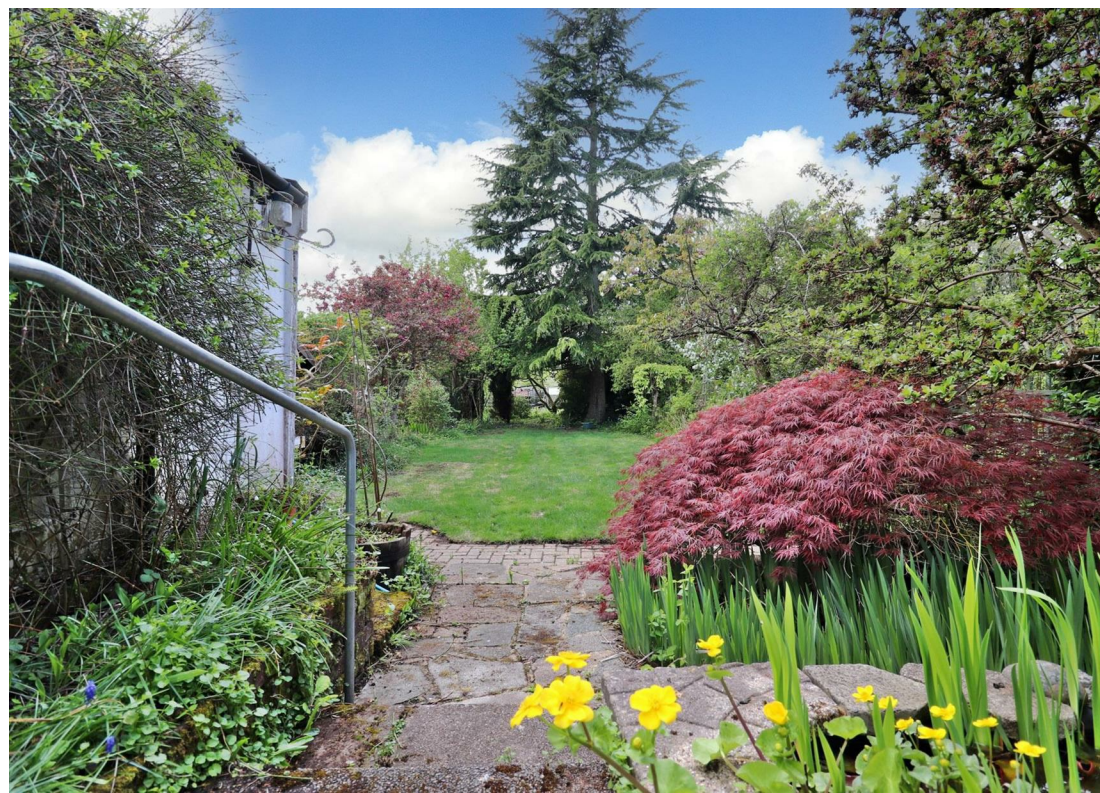
EXTERNAL

Garage

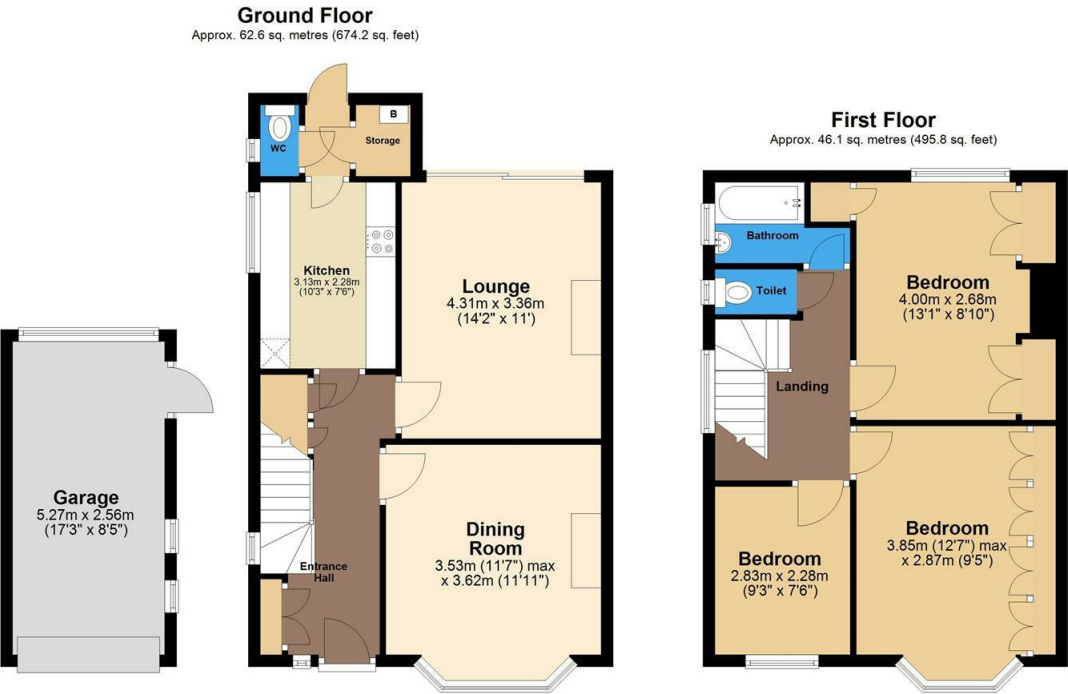
Frontage

Rear Garden

165 (50.29m)



Floor Plan



Total area: approx. 108.7 sq. metres (1169.9 sq. feet)

The Floor Plan is not to Scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared with due diligence and whilst we have confidence in the information produced it should not be relied upon. Maximum lengths and widths are represented on the plan. If there are any aspects of particular importance, you should carry out or commission your own inspection of the property. Copyright © SKMSTUDIO
Plan produced using PlanUp.

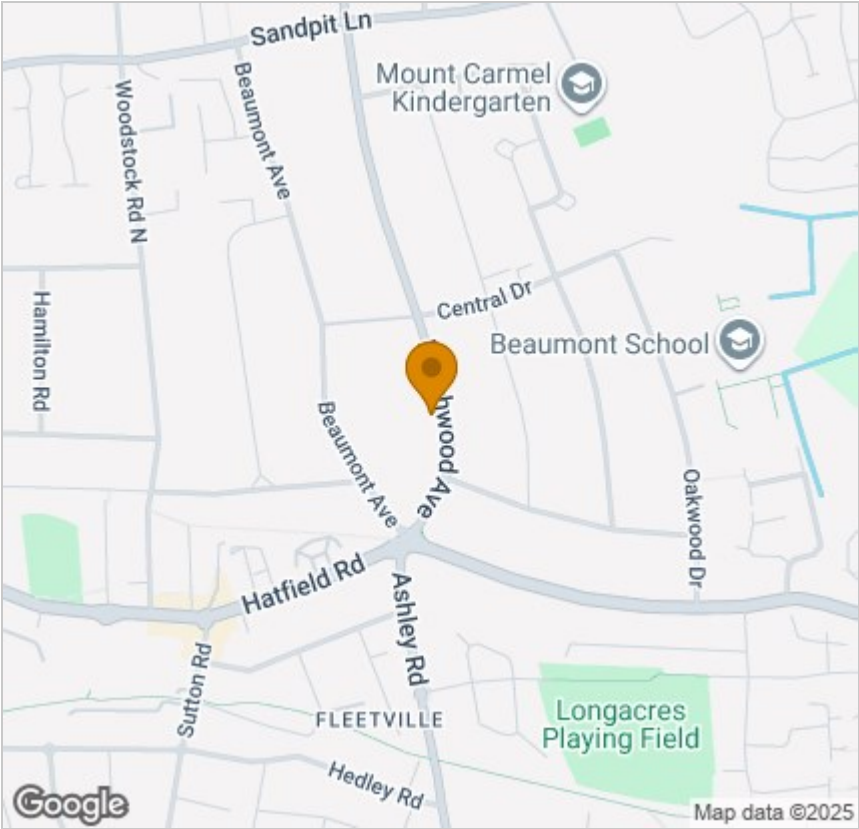
Viewing

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

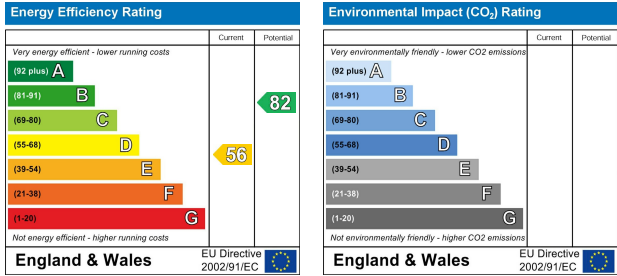
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as 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.

Longmire House 36-38 London Road, St Albans, AL1 1NG
01727 223344 | Email: sales@paul-barker.co.uk | www.paul-barker.co.uk

Area Map



Energy Efficiency Graph



Paul Barker
ESTATE AGENTS