



198 Beech Road, St. Albans, AL3 5AX

Guide price £800,000 Freehold



Paul Barker  
ESTATE AGENTS

## 198 Beech Road

St. Albans, AL3 5AX

Backing directly onto the scenic Beech Bottom Dyke woodland area, this bay-fronted semi-detached house has been enhanced with a two-storey side and a rear extension, offering generous living space with fantastic potential for further improvement. Requiring some internal modernisation, the property presents a opportunity for reconfiguration or further extension (STPP), and is offered with no onward chain and a modern air source heat pump.

The accommodation begins with double doors opening into a useful entrance porch, leading to a welcoming hallway with stairs to the first floor, an under-stairs cupboard, and access to all principal rooms. The bay-fronted lounge features a character brick fireplace, while the separate dining room enjoys views over the rear garden. The extended kitchen area benefits from a part-vaulted ceiling and an impressive glazed window overlooking the garden, and is fitted with a range of wall and base units, worktops, and part-integrated appliances. A convenient downstairs cloakroom/WC completes the ground floor.

Upstairs, the first-floor landing houses a built-in airing cupboard and leads to four well-proportioned bedrooms. The main bedroom benefits from an ensuite shower room with a cubicle, basin, and WC. A separate family bathroom includes a bath, basin, and WC.

Externally, the property features a block-paved driveway providing off-street parking for two vehicles and a garage with an up-and-over door. A side gate and pathway lead to the rear garden, which offers a paved patio, lawned area, mature flower borders, and a raised flower bed at the rear. Steps lead to a gate with direct access to Beech Bottom Dyke woodland, ideal for nature lovers and dog walkers.

Located approximately one mile from St Albans' vibrant city centre, Beech Road is also within the catchment of highly regarded local schools. Batchwood Golf Course and the Beech Road shopping parade are both conveniently nearby, making this a well-connected yet peaceful location.





## ACCOMMODATION

### Entrance Hall

### Lounge

13'8 x 12'11 (4.17m x 3.94m)

### Dining Room

11'8 x 9'11 (3.56m x 3.02m)

### Kitchen

9'4 x 16'6 (2.84m x 5.03m)

### Cloakroom

## FIRST FLOOR

### Principal Bedroom

15'10 x 8 (4.83m x 2.44m)

### En suite

### Bedroom 2

13'8 x 11'3 (4.17m x 3.43m)

### Bedroom 3

12'6 x 11'1 (3.81m x 3.38m)

### Bedroom 4

9'3 x 7'11 (2.82m x 2.41m)

### Bathroom

## EXTERNAL

### Garage

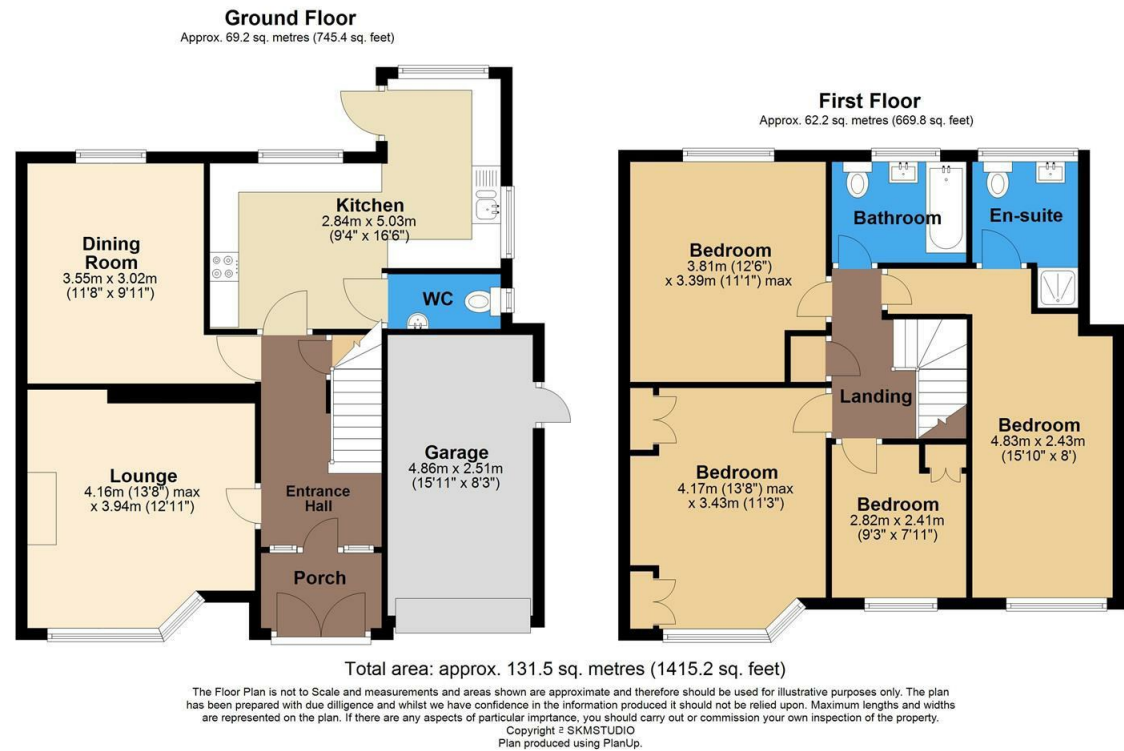
15'11 x 8'3 (4.85m x 2.51m)

### Front driveway

### Rear garden



Floor Plan



Viewing

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

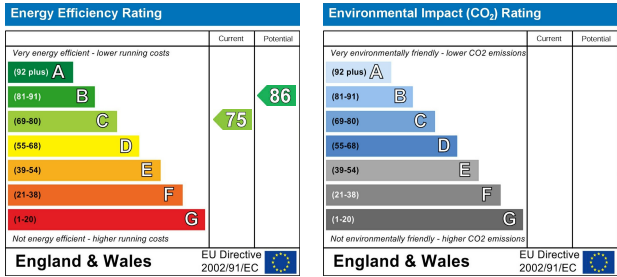
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as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