



60 Beechwood Avenue, St. Albans, AL1 4YA

Guide price £1,100,000 Freehold



4



2



2



C

Paul Barker  
ESTATE AGENTS



## 60 Beechwood Avenue

St. Albans, AL1 4YA

An attractive and skilfully extended 1930s four double bedroom semi-detached home, located on the popular Beechwood Avenue, just 437 meters from the outstanding-rated Beaumont Secondary and Oakwood Primary Schools. This spacious and well-presented property offers ideal family living with potential for further extension or conversion of the integral garage.

The accommodation begins with a welcoming entrance hall featuring wood parquet-style flooring that continues throughout much of the ground floor. To the front, there's a generous bay-fronted dining room that opens into a stylish kitchen, complete with a range of wall and base units and space for freestanding appliances. The kitchen also offers convenient access to a utility room with further storage and a sink. To the rear, a spacious lounge with bi-folding doors opens directly onto the garden, creating a bright and airy living space. Additional ground floor features include a cloakroom/WC and internal access to the garage, which offers potential for conversion into a habitable room, subject to the necessary approvals.

A turning staircase leads to a generous landing with an attractive front-facing window, loft access, and doors to all rooms. The principal bedroom benefits from a bay window, built-in storage, and a private ensuite shower room. There are three further double bedrooms, all well-proportioned, along with a modern four-piece family bathroom suite.

Outside, the property enjoys a low maintenance front garden providing screening from the pavement with mature shrubs and trees and a private rear garden has a paved patio area offering a relaxing and entertaining space leading to the lawn. To the rear are double gates providing access for off-street parking leading to the garage.

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







## ACCOMMODATION

### Entrance Hall

### Lounge

12'3 x 18 (3.73m x 5.49m)

### Kitchen

19'1 x 9'11 (5.82m x 3.02m)

### Dining Room

11'2 x 11'11 (3.40m x 3.63m)

### Utility Area

### WC

## FIRST FLOOR

### Bedroom 1

16'7 x 9'6 (5.05m x 2.90m)

### Ensuite

### Bedroom 2

11'11 x 11'3 (3.63m x 3.43m)

### Bedroom 3

12'3 x 10'3 (3.73m x 3.12m)

### Bedroom 4

12'10 x 10 (3.91m x 3.05m)

### Bathroom

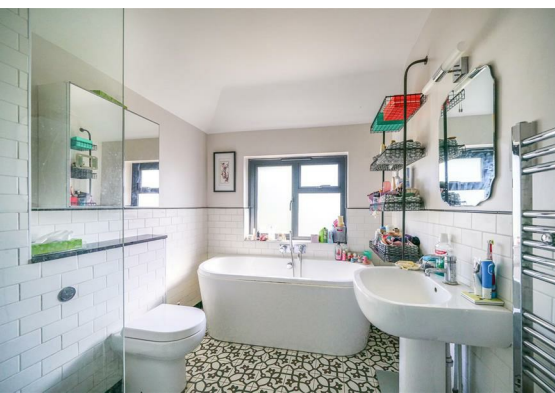
## OUTSIDE

### Integral Garage

13 x 10'8 (3.96m x 3.25m)

### Front Garden

### Rear Garden





Floor Plan

