



## Beaumont Avenue

St. Albans | Hertfordshire | AL1 4TL

# STEP INSIDE

## Beaumont Avenue

Upon arrival, one immediately appreciates the property's advantageous setback position, offering ample parking and enhancing its appeal. Situated on a spacious plot, the westerly facing rear garden beckons as an ideal family retreat, providing ample space for potential outbuildings or further extensions to cater to diverse lifestyle needs STPP.

Internally, the property has undergone extensions and alterations over the years offering spacious and flexible living space downstairs, accommodating the needs of the entire family. The accommodation comprises a large and welcoming entrance hall leading to the first of the reception rooms, which is currently utilized as two lounge areas, leading to the dining room flooded with natural light through the rear French doors. Additionally, there is a separate sitting room and private study, perfect for a home office space. The large L-shaped kitchen also enjoys views over the expansive rear garden and offers access to the utility space.

Ascending to the first floor, you'll find three double bedrooms, a single bedroom, and a recently refurbished four-piece bathroom suite. Beaumont Avenue presents the perfect opportunity for families looking to create their ideal family home on a generous plot in a highly desirable location.









# STEP OUTSIDE

## Beaumont Avenue

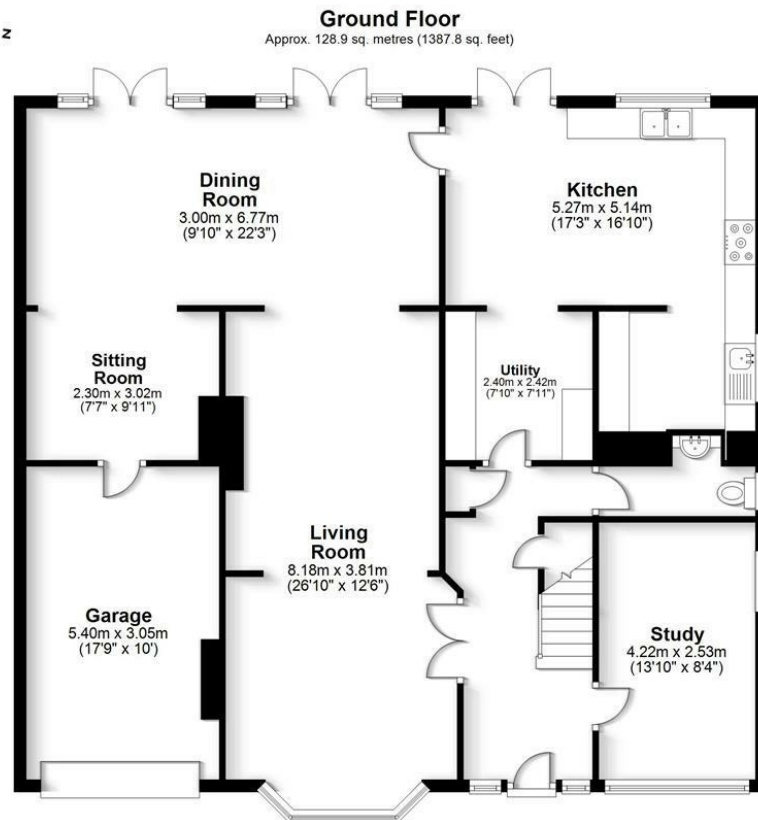
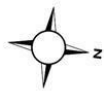
Beaumont Avenue in St. Albans offers a picturesque and tranquil setting, making it an ideal place for those seeking a peaceful and high-quality lifestyle. Nestled in one of Hertfordshire's most desirable areas, Beaumont Avenue boasts a charming blend of suburban serenity and urban convenience. One of the key benefits of living in this neighbourhood is its proximity to various amenities and attractions. Residents can enjoy easy access to local shops, cafes, restaurants, and recreational facilities, fostering a vibrant community atmosphere.

St. Albans boasts exceptional transportation links, providing residents with seamless access to various destinations. With frequent train services to London, including direct routes to major stations like St. Pancras International and London Bridge, commuting to the capital is both efficient and convenient. Additionally, the city's proximity to major motorways such as the M1 and M25 enables easy travel by car to neighbouring towns and cities. St. Albans' well-established bus network further enhances connectivity, offering extensive coverage throughout the area. Whether for work or leisure, St. Albans' comprehensive transportation options ensure residents can effortlessly explore and navigate the surrounding region.





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Total area: approx. 188.4 sq. metres (2027.7 sq. feet)

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The position and size of doors, windows, appliances and other features are approximate only. Total area includes garages and outbuildings - © My Home Property Marketing - Unauthorised reproduction prohibited.  
Plan produced using PlanUp.

| Energy Efficiency Rating                    |                            |           |
|---|----------------------------|-----------|
|   | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</b>                            |                            | <b>72</b> |
| (55-68) <b>D</b>                            |                            |           |
| (39-54) <b>E</b>                            | <b>49</b>                  |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |

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