



HEARTWOOD
HOMES

Beech Road, St. Albans, AL3 5AX

Offers Over £700,000

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Set along the ever-popular Beech Road, this well presented 1950s family home blends space and modern comfort in all the right ways. It is the kind of house that grows with you, offering room for busy mornings, relaxed evenings and everything in between.

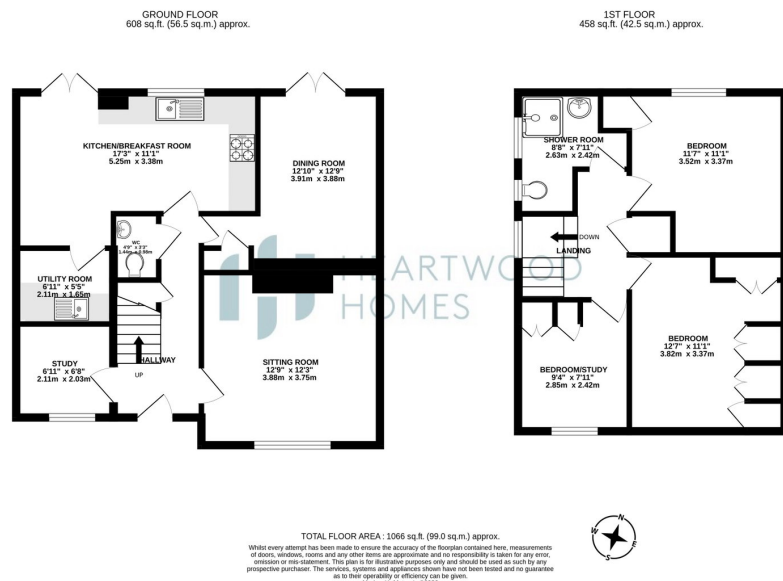
The location makes daily life easy. Well-regarded primary and secondary schools are close by, while the local shops and cafés at Beech Road and The Quadrant are just a short stroll away. For a weekend wander, the historic city centre of St Albans is around 1.5 miles on foot, with its independent shops, restaurants and green open spaces. Commuters are well served too, with St Albans City Station offering fast links into London St Pancras International and King's Cross.

Arriving home, you are welcomed by a generous block paved driveway with plenty of parking for family and visitors. Inside, a spacious entrance hall leads through to the main living spaces. To the front is a comfortable sitting room creating an inviting space to relax, host friends or enjoy cosy evenings together, while the separate dining room provides plenty of space for family meals and entertaining, complimented by a useful study and a downstairs WC with a convenient cloakroom.

At the heart of the home is a thoughtfully designed kitchen, dining and family area. Whether it is family dinners, homework at the table or summer gatherings that spill outside, this room effortlessly adapts. A separate utility room keeps everyday life organised which completes the ground floor.

Upstairs, three bedrooms provide flexibility for growing families, guests or home working. Two well-proportioned bedrooms plus a versatile third bedroom all served by a well appointed family shower room.





- Stylish 1950s three-bedroom family home on the sought-after Beech Road
- Thoughtfully designed kitchen, dining and family space at the heart of the home
- Potential to extend subject to planning permission
- Large rear garden backing directly onto Beech Bottom, creating a wonderful green extension
- Excellent location for schools, local shops, cafés and St Albans City Station.
- Spacious and versatile accommodation ideal for modern family living, with separate sitting room and dining room and study offering excellent flexibility
- Separate utility room, downstairs WC and well-appointed family shower
- Generous block-paved driveway providing ample off-street parking
- EPC Grade Awaited

