



**Beech Road, St. Albans, AL3 5AN**



**welcome to**

**Beech Road, St. Albans**

Located on the ever-popular Beech Road, this generously proportioned 1930s semi-detached family home occupies a substantial plot boasting a large driveway and garage. Planning permission has been granted.



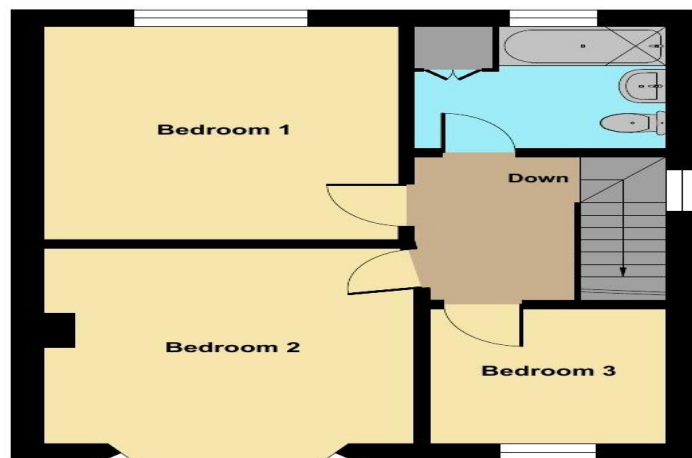
## Beech Road, St. Albans, AL3

Approximate Area = 1127 sq ft / 104.6 sq m

Garage = 173 sq ft / 16 sq m

Total = 1300 sq ft / 120.7 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

### Ground Floor

#### Lounge

12' 11" max x 11' 5" to bay ( 3.94m max x 3.48m to bay )

#### Reception Room

12' 6" max x 12' 6" max ( 3.81m max x 3.81m max )

#### Dining Room

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

#### Kitchen

12' x 9' 2" ( 3.66m x 2.79m )

#### Shower Room

### First Floor

#### Bedroom 1

12' 6" x 10' 11" ( 3.81m x 3.33m )

#### Bedroom 2

13' 5" into bay x 11' 4" ( 4.09m into bay x 3.45m )

#### Bedroom 3

7' 9" x 7' 6" ( 2.36m x 2.29m )

#### Bathroom



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nšchecom 2026. Produced for William H Brown. REF: 1405986

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## **Beech Road, St. Albans**

- 1930's Semi-Detached Property
- Three Bedrooms
- Driveway & Garage
- 3 Reception Rooms
- Large Rear Garden

Tenure: Freehold EPC Rating: Awaited  
Council Tax Band: E

**£850,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
ALB106066 - 0004

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