



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.



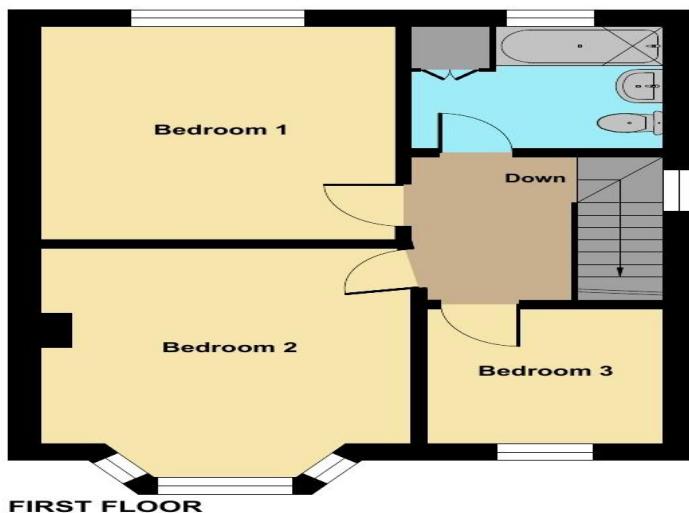
Beech Road, St. Albans, AL3

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



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). © nichecom 2026.
Produced for William H Brown. REF: 1405986

welcome to

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



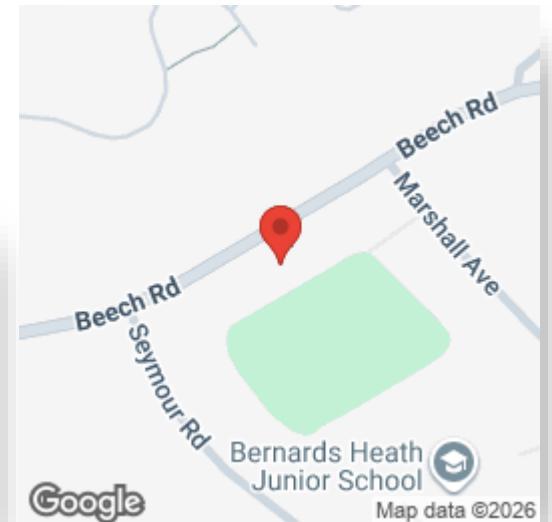
check out more properties at williamhbrown.co.uk



Property Ref:
ALB106066 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



Please note the marker reflects the postcode not the actual property

 william h brown



01727 834838



StAlbans@williamhbrown.co.uk



6 Chequer Street, ST. ALBANS, Hertfordshire,
AL1 3XZ



williamhbrown.co.uk