



HEARTWOOD  
HOMES

# St Johns Court Beaumont Avenue, St. Albans, AL1 4TR

£650,000

3 1 1



Move in to this stunning, chain free family home, ideally positioned within a popular and peaceful cul-de-sac. Offering modern living spaces, excellent condition throughout, and a private rear garden, this property is perfect for families or professionals seeking a ready-to-enjoy home.

Step inside to discover a spacious, contemporary kitchen with ample storage and room to dine, leading seamlessly through to a bright, well-proportioned living room. Double doors open directly onto the enclosed rear garden, perfect for relaxing or entertaining.

The integral garage has been cleverly adapted to include a practical utility area, while still providing useful storage for bikes or equipment. A downstairs cloakroom adds further convenience.

Upstairs, you'll find three generous bedrooms and a modern family bathroom, all beautifully presented and ready for immediate occupation.

Outside, the property benefits from a driveway with electric vehicle charging point, and the rear garden offers gated access to Sandpit Lane.

EPC Rating: C

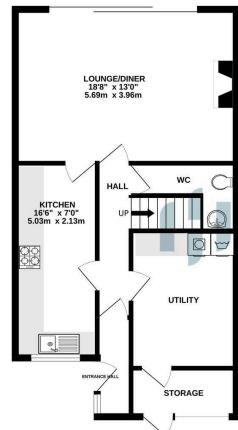


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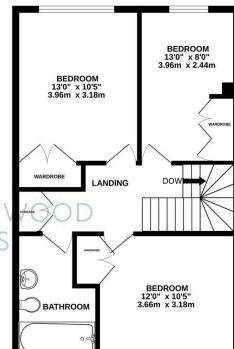


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GROUND FLOOR  
600 sq.ft. (55.8 sq.m.) approx.



1ST FLOOR  
548 sq.ft. (50.9 sq.m.) approx.



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TOTAL FLOOR AREA: 1148 sq ft (106.6 sq m) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows and other items are approximate. This plan is for illustrative purposes only and should not be used as such by any prospective purchaser. Any dimensions or areas quoted are approximate only and should not be relied upon. Prospective purchasers are advised to make their own measurements.

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- Stunning chain-free family home in a peaceful, popular cul-de-sac
- Spacious contemporary kitchen with ample storage and dining area
- Integral garage converted to include a practical utility area plus storage
- Conveniently located close to local schools, shops, and transport links
- Driveway with electric vehicle charging point
- Immaculately presented throughout with modern living spaces
- Bright living room with double doors opening to the private rear garden
- Three generous bedrooms and a stylish modern family bathroom upstairs
- Rear garden with gated access to Sandpit Lane
- EPC Grade C

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient – lower running costs</i>		
(92 plus) A		
(81-91) B		85
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient – higher running costs</i>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC