



HEARTWOOD  
HOMES

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

£650,000

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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.

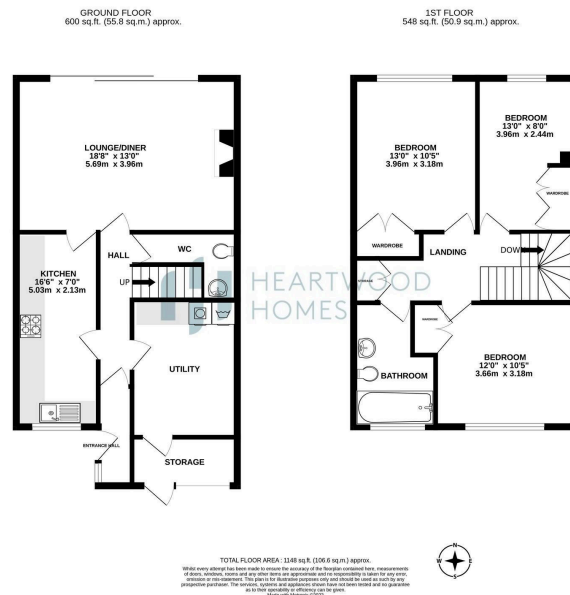
The integral garage has been cleverly adapted to include a practical utility area, while still providing useful storage for bikes or equipment. A downstairs cloakroom adds further convenience.

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





- 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

