



HEARTWOOD
HOMES

Beechwood Avenue, St. Albans, AL1 4XZ

£875,000

3 1 2



This charming 1930s art deco semi-detached home is full of character and sits in a popular, family-friendly neighbourhood. It's being sold chain free and offers a brilliant opportunity to create a long-term family home.

Day-to-day life here is easy and convenient. Highly regarded schools including Beaumont Secondary and Oakwood Infant and Junior are close by, making school runs simple. The Quadrant is just around the corner for your everyday needs, with Marks & Spencer, a Sainsbury's petrol station, cafés and places to eat. When it's time to head into London, the train station is around 1.3 miles away, perfect for commuters.

The house itself offers bright, spacious rooms that feel welcoming from the moment you walk in. The entrance hall leads through to a lovely bay-fronted living room, ideal for cosy evenings in. At the back, the dining room opens out through double doors to the garden, making it a great space for family meals or entertaining friends. The kitchen is a generous size and also enjoys direct access to the garden, perfect for busy mornings or summer cooking.

Upstairs, natural light pours in through the feature window on the landing. There are three comfortable bedrooms and a family bathroom, with loft access offering further potential for the future.

Outside is where this home really shines. The large rear garden is ideal for BBQs, outdoor dining and relaxed weekends with family and friends. There's also plenty of parking at the front, along with access to the garage.

With plenty of scope to extend to the side and rear, subject to planning, this is a home you can truly grow into.

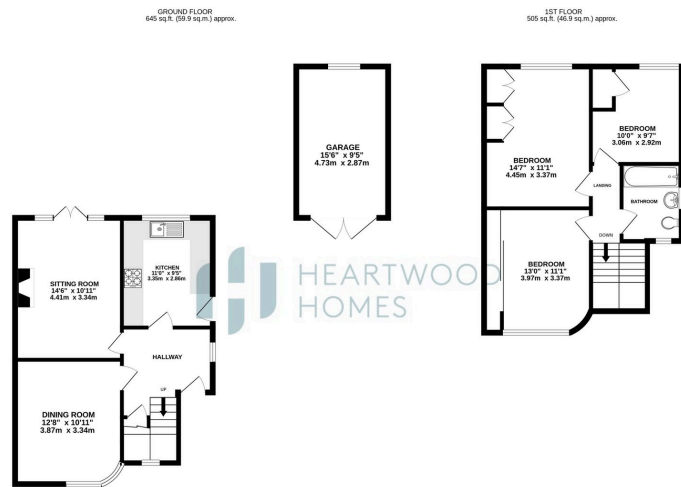
Give us a call today to arrange your viewing and see the lifestyle this lovely home has to offer.



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TOTAL FLOOR AREA: 1150 sq.ft. (106.9 sq.m.) approx.
 While every effort has been made to ensure the accuracy of the dimensions provided, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for guidance purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown here are for illustration only and no guarantee is given as to their availability or efficiency can be given.
 Drawn with AutoCAD 2012



- Charming 1930s art deco family home
- Close to excellent local schools
- Around 1.3 miles to the train station
- Plenty of parking and a garage
- Great potential to extend (STPP)
- Popular, well-regarded residential area
- Easy access to shops, cafés and restaurants
- Large garden for BBQs and family time
- Chain Free
- EPC Grade D

