



147 Beech Road, St Albans, AL3 5AW

Guide price £750,000 Freehold



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St Albans, AL3 5AW

An extended three-bedroom semi-detached family home occupying a generous corner plot, with a detached garage and off-street parking to the rear. Offered with no onward chain, the property also presents excellent potential for further enlargement, including a two-storey side and rear extension and loft conversion, subject to the necessary consents.

A part-glazed front door opens into a welcoming entrance hall with stairs to the first floor. The lounge features a central fireplace and bow window to the front, with a square archway leading through to the dining room, which benefits from sliding patio doors opening onto the rear garden. The extended kitchen/breakfast room is fitted with a comprehensive range of wall and base units, with a mixture of integrated and freestanding appliances, and provides direct access to the garden. A useful utility room, cloakroom/WC and separate study complete the ground floor accommodation.

Upstairs, the landing leads to three bedrooms and a modern four-piece family bathroom. The principal bedroom enjoys fitted wardrobes, while bedroom two also benefits from fitted storage and overlooks the rear garden. Bedroom three includes a built-in cupboard.

Outside, the property enjoys an attractive frontage with a lawn and mature hedge providing privacy from the pavement. The south-east facing rear garden offers a sunny aspect, with a patio area leading to a lawn bordered by established planting. A shed and detached garage with adjoining storage are accessed via Marshall Avenue.

Located approximately one mile from St Albans city centre, Beech Road is well placed for highly regarded local schooling. Batchwood Golf Course and the local shopping parade are both nearby, making this a convenient and sought-after residential location.





ACCOMMODATION

Entrance Hall

Kitchen/Breakfast Room
21'1 x 10'4 (6.43m x 3.15m)

Utility
8'6 x 5'8 (2.59m x 1.73m)

Lounge
13'11 x 13'1 (4.24m x 3.99m)

Dining Room
11'0 x 10'4 (3.35m x 3.15m)

Study
11'0 x 5'6 (3.35m x 1.68m)

W.C.

FIRST FLOOR

Landing

Bedroom
13'3 x 11'4 (4.04m x 3.45m)

Bedroom
11'4 x 10'11 (3.45m x 3.33m)

Bedroom
8'9 x 7'8 (2.67m x 2.34m)

Bathroom

OUTSIDE

Frontage

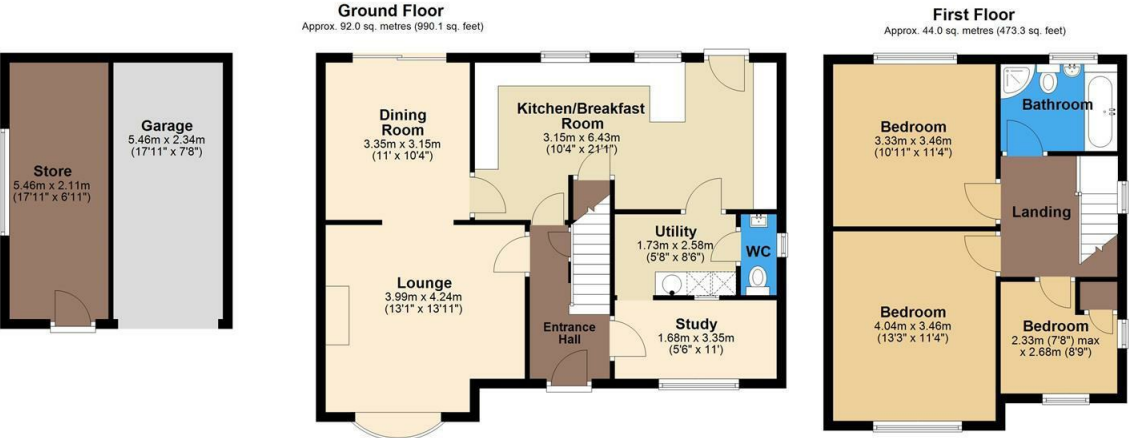
Rear Garden

Garage
17'11 x 7'8 (5.46m x 2.34m)

Store
17'11 x 6'11 (5.46m x 2.11m)



Floor Plan



Total area: approx. 136.0 sq. metres (1463.4 sq. feet)

The Floor Plan is not to Scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared with due diligence and whilst we have confidence in the information produced it should not be relied upon. Maximum lengths and widths are represented on the plan. If there are any aspects of particular importance, you should carry out or commission your own inspection of the property. Copyright © SKMSTUDIO
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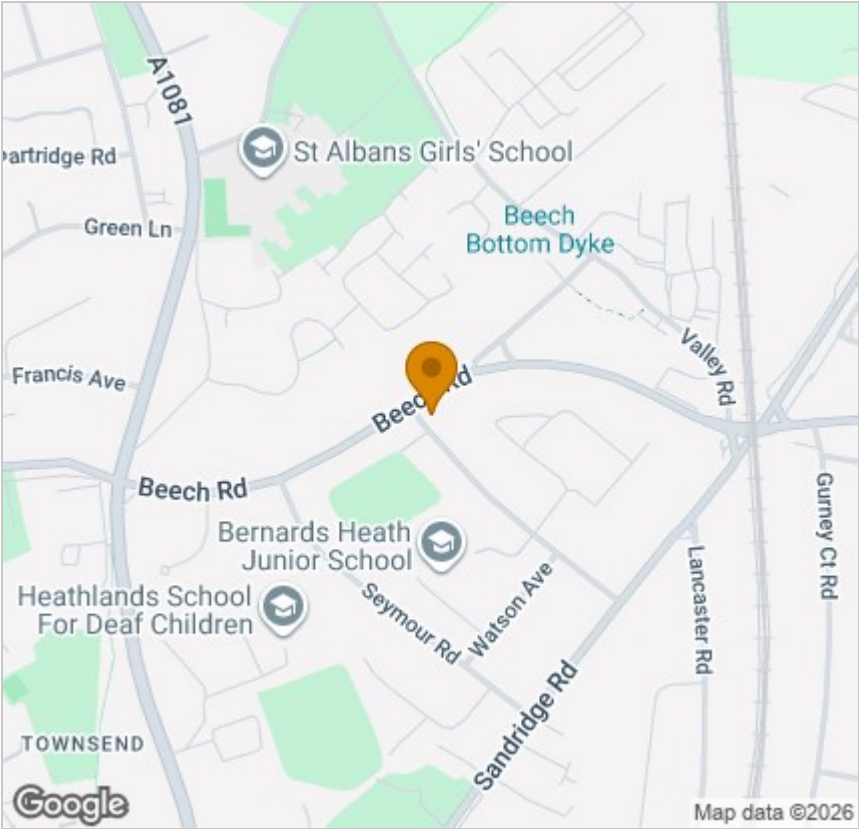
Viewing

Please contact our Office on 01727 223344 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

