



HEARTWOOD
HOMES

Beech Road, St Albans, AL3 5AX

Offers Over £800,000

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Set along the ever-popular Beech Road, this beautifully presented 1950s family home blends character, space and modern comfort in all the right ways. It is the kind of house that grows with you, offering room for busy mornings, relaxed evenings and everything in between.

The location makes daily life easy. Well-regarded primary and secondary schools are close by, while the local shops and cafés at Beech Road and The Quadrant are just a short stroll away. For a weekend wander, the historic city centre of St Albans is around 1.5 miles on foot, with its independent shops, restaurants and green open spaces. Commuters are well served too, with St Albans City Station offering fast links into London St Pancras International and King's Cross, plus direct Eurostar connections to Brussels, Paris and Amsterdam.

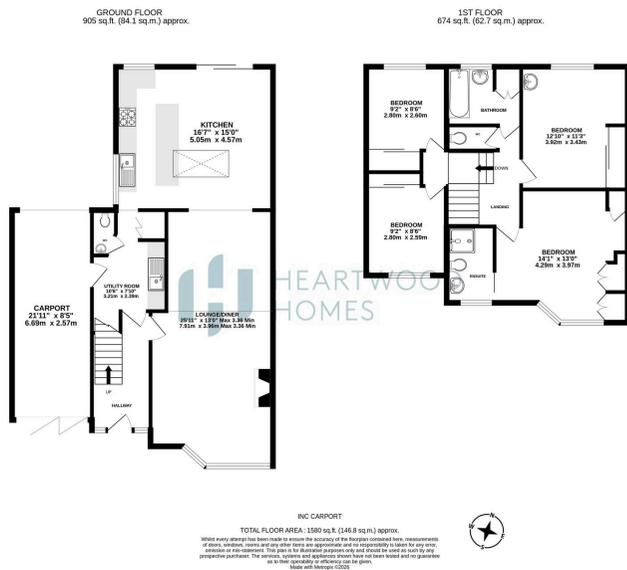
Arriving home, you are welcomed by a generous block paved driveway with plenty of parking for family and visitors. Inside, a spacious entrance hall leads through to a bright open plan living and dining room, an inviting space to relax, host friends or enjoy cosy evenings together.

At the heart of the home is a fantastic open plan kitchen, dining and family area. With a large skylight drawing in natural light and doors opening onto the garden, this is a space designed for modern living. Whether it is family dinners, homework at the table or summer gatherings that spill outside, this room effortlessly adapts. A separate utility room keeps everyday life organised, and there is also a convenient guest cloakroom on the ground floor.

Upstairs, four generous bedrooms provide flexibility for growing families, guests or home working. The bay fronted principal bedroom features an excellent range of fitted wardrobes and a stylish contemporary ensuite shower room. The remaining bedrooms are served by a well appointed family bathroom.

Outside, the rear garden extends to approximately 90 feet and backs onto the historic Beech Bottom, creating a lovely sense of space and





- Sought-after Beech Road, close to local shops, cafés and well-regarded schools
- Generous block paved driveway providing ample off street parking
- Impressive open plan kitchen, dining and family room with skylight and garden access
- Four well proportioned bedrooms on the first floor
- Large rear garden of around 90 feet backing onto historic Beech Bottom
- Around 1.5 miles to St Albans City Station with fast links to London
- Solar panels creating great energy efficiency
- Separate utility room and ground floor guest cloakroom
- Bay fronted principal bedroom with fitted wardrobes and ensuite
- EPC Grade Awaited

