

190 Beech Road, St. Albans, AL3 5AX

Guide price £725,000 Freehold

3 1 2 D

Paul Barker ESTATE AGENTS

190 Beech Road

St. Albans, AL3 5AX

An attractive bay-fronted three-bedroom semi-detached home, situated on a popular road to the north of St Albans city centre. Offering spacious, well-planned accommodation, the property also presents excellent potential to extend to the side, rear and into the loft, subject to the necessary planning permissions, and is offered with no onward chain.

The property is entered via double front doors into a porch, leading to a welcoming entrance hall with stairs to the first floor and a convenient cloakroom/W.C. The bright dual-aspect lounge/dining room features a bay window, feature fireplace and double doors opening onto the rear garden. The kitchen is fitted with a range of wall and base units, integrated appliances and space for additional appliances.

Beyond the kitchen is a practical utility area with garden views and access to both the front and rear of the property. Also on the ground floor is a versatile study/guest room with a shower, ideal for home working, guests or multi-generational living.

Upstairs are two generous double bedrooms, both with fitted wardrobes, a well-proportioned third bedroom, and a family bathroom fitted with a corner bath, WC and wash basin.

Outside, the property benefits from a driveway providing off-street parking for several vehicles and a low-maintenance front garden. The attractive rear garden features a patio, well-kept lawn and established flower and shrub borders, with a gate providing direct access to the peaceful Beech Bottom woodland, offering delightful walks straight from the garden.

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

Porch

Hallway

Cloakroom W.C

Lounge/Dining Room
26'1 x 12'11 (7.95m x 3.94m)

Kitchen
9'2 x 8'1 (2.79m x 2.46m)

Utility
10'5 x 8'3 (3.18m x 2.51m)

Study
10'3 x 6'0 (3.12m x 1.83m)

FIRST FLOOR

Landing

Bedroom
13'4 x 11'0 (4.06m x 3.35m)

Bedroom
12'5 x 10'11 (3.78m x 3.33m)

Bedroom
8'3 x 7'11 (2.51m x 2.41m)

Bathroom

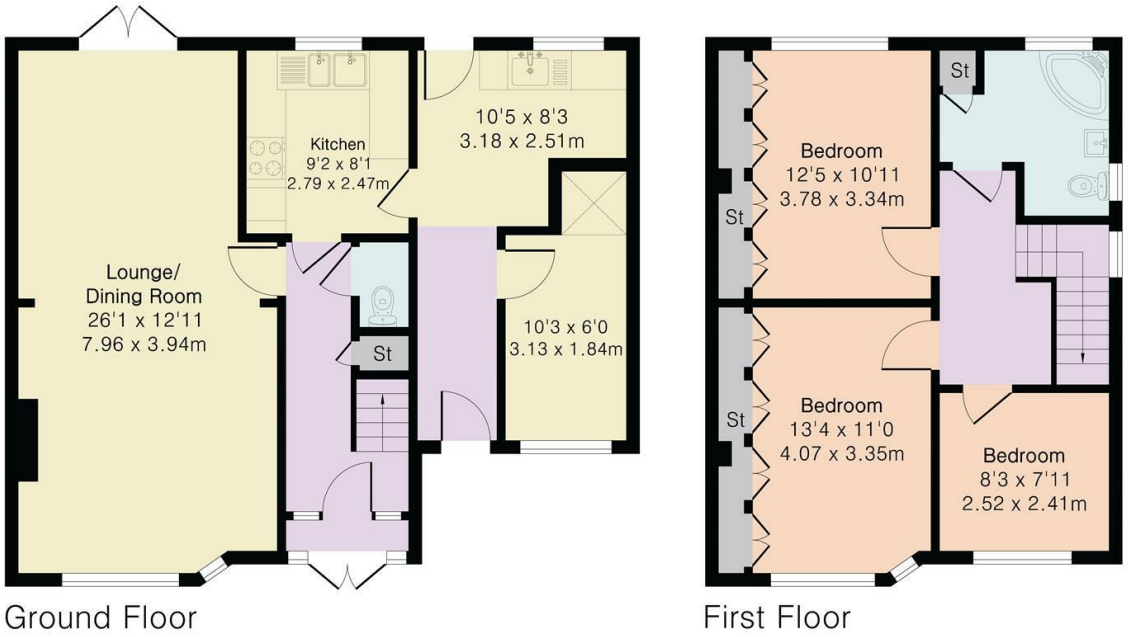
OUTSIDE

Frontage

Rear Garden
60 (18.29m)

Floor Plan

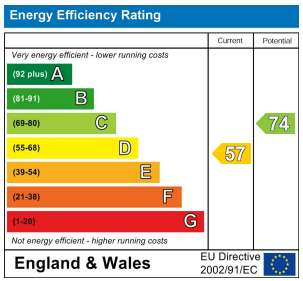
Approximate Gross Internal Area 1208 sq ft - 112 sq m
Ground Floor Area 710 sq ft – 66 sq m
First Floor Area 498 sq ft – 46 sq m

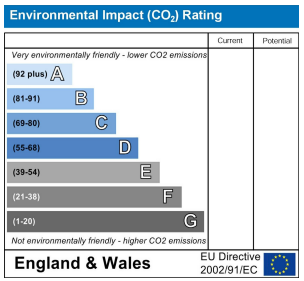


Area Map



Energy Efficiency Graph





Viewing

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Longmire House 36-38 London Road, St Albans, AL1 1NG
01727 223344 | Email: office@paul-barker.co.uk | www.paul-barker.co.uk

Paul Barker
ESTATE AGENTS