



151 Beechwood Avenue, St. Albans, AL1 4XX

Guide price £1,150,000 Freehold



Paul Barker  
ESTATE AGENTS

# 151 Beechwood Avenue

St. Albans, AL1 4XX

A highly attractive 1930s semi-detached home, located within a short walk of the outstanding Beaumont School. This property has been extended to the side, rear, and into the loft, offering generous living space, and enjoys a 110ft private rear garden.

A covered porch and part-glazed front door lead into a welcoming entrance hall, with stairs to the first floor, access to all rooms, and a convenient WC. The bright, spacious, dual-aspect lounge/dining room features a bay window to the front, double doors opening to the rear garden, a working feature fireplace, and wooden flooring.

The kitchen/breakfast room forms the heart of the home, has a part-vaulted ceiling, three Velux-style windows, and double doors opening onto the garden. It includes a high-quality fitted kitchen with a central island, granite worktops, a butler style sink and space for freestanding appliances. A door leads to a utility room, which offers a side access door, and a flexible snug or home office to the front.

On the first floor, there are three double bedrooms, a study, and a four-piece family bathroom comprising a modern roll-top bath, walk-in shower cubicle, basin, and WC. Stairs continue to the second floor, which opens into a further double bedroom with an ensuite shower room, including a shower, basin, and WC. There is eaves storage to the front and rear.

To the front, a block-paved driveway provides off-street parking for several vehicles, with a side path and gate giving access to the rear. The rear garden measures approximately 110ft, with a patio area ideal for entertaining, a large lawn, mature trees and shrubs, and a garden shed at the far end.

Beechwood Avenue is ideally situated near both Beaumont Secondary and Oakwood Primary Schools, with local shops, cafes, and amenities available nearby at The Quadrant and in Fleetville. This is a rare opportunity to acquire a spacious and and stylish family home in a prime St Albans location.





## ACCOMMODATION

**Porch**

**Entrance Hall**

**Lounge/Dining Room**

26'4 x 12'4 (8.03m x 3.76m)

**Kitchen/Breakfast Room**

16'9 x 15'7 (5.11m x 4.75m)

**Utility Room**

**Snug**

12'7 x 7'6 (3.84m x 2.29m)

**WC**

**FIRST FLOOR**

**Landing**

**Bedroom 1**

14'2 x 11'11 (4.32m x 3.63m)

**Bedroom 2**

9 x 14'8 (2.74m x 4.47m)

**Bedroom 3**

12'4 x 11 (3.76m x 3.35m)

**Study**

8'7 x 6'10 (2.62m x 2.08m)

**Bathroom**

**SECOND FLOOR**

**Landing**

**Bedroom 4**

18'1 x 15'9 (5.51m x 4.80m)

**Ensuite**

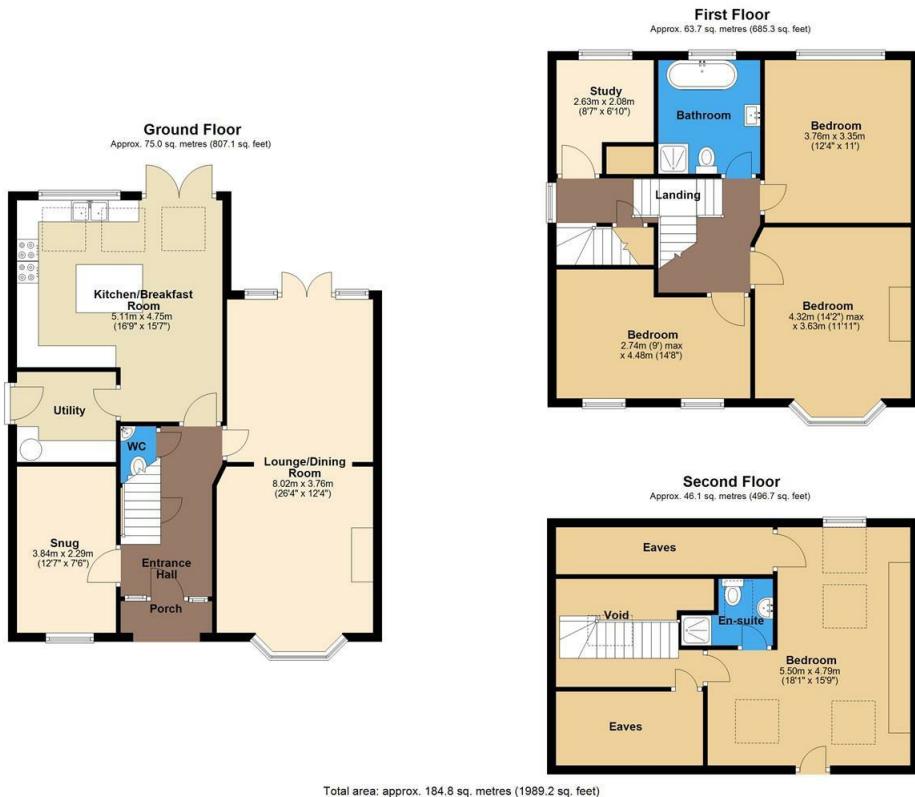
**OUTSIDE**

**Driveway**

**Rear Garden**

110 (33.53m)

## Floor Plan



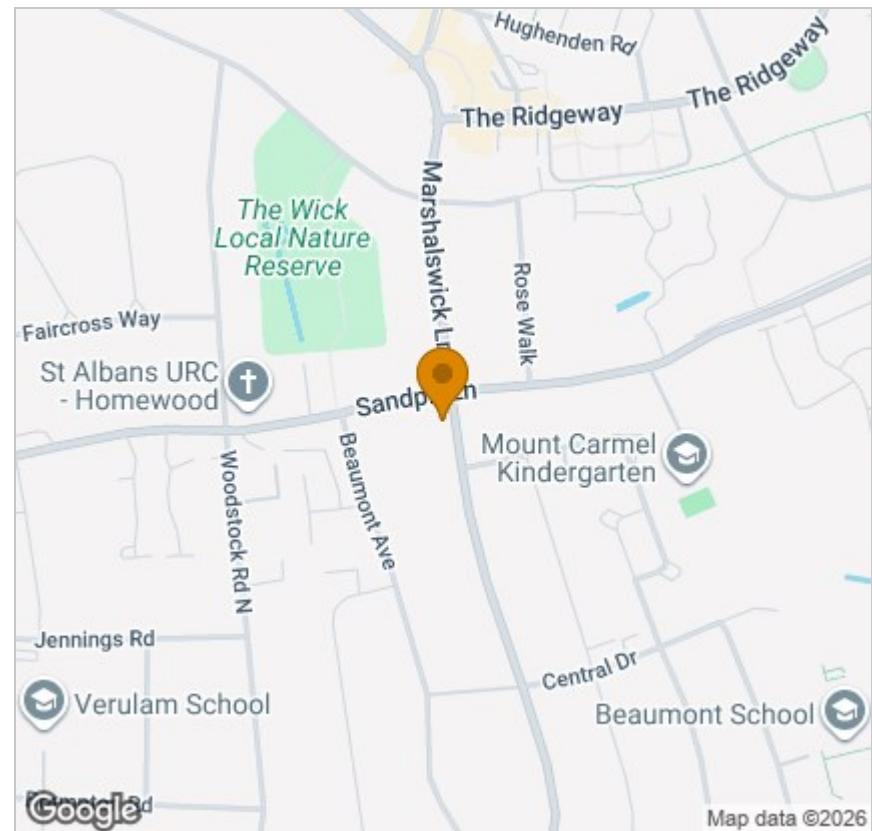
## Viewing

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

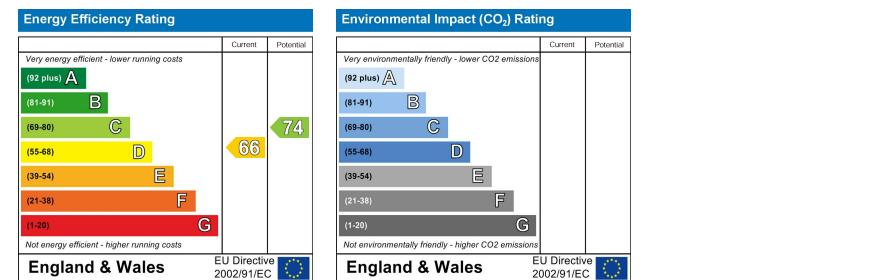
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## Area Map



## Energy Efficiency Graph



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