



60 Beechwood Avenue, St. Albans, AL1 4YA

Guide price £1,050,000 Freehold



## 60 Beechwood Avenue

St. Albans, AL1 4YA

An attractive and skilfully extended 1930s four double bedroom semi-detached home, located on the popular Beechwood Avenue, just 437 meters from the outstanding-rated Beaumont Secondary and Oakwood Primary schools. This spacious and well-presented property offers ideal family living with potential for further extension or conversion of the integral garage.

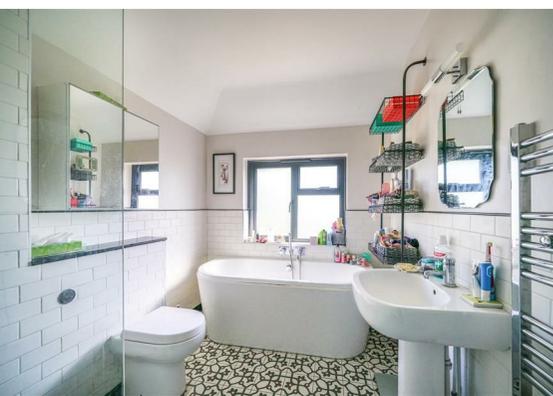
The accommodation begins with a welcoming entrance hall featuring wood parquet-style flooring that continues throughout much of the ground floor. To the front, there's a generous bay-fronted dining room that opens into a stylish kitchen, complete with a range of wall and base units and space for freestanding appliances. The kitchen also offers convenient access to a utility room with further storage and a sink. To the rear, a spacious lounge with bi-folding doors opens directly onto the garden, creating a bright and airy living space. Additional ground floor features include a cloakroom/WC and internal access to the garage, which offers potential for conversion into a habitable room, subject to the necessary approvals.

A turning staircase leads to a generous landing with an attractive front-facing window, loft access, and doors to all rooms. The principal bedroom benefits from a bay window, built-in storage, and a private ensuite shower room. There are three further double bedrooms, all well-proportioned, along with a modern four-piece family bathroom suite.

Outside, the property enjoys a low maintenance front garden providing screening from the pavement with mature shrubs and trees and a private rear garden has a paved patio area offering a relaxing and entertaining space leading to the lawn. To the rear are double gates providing access for off-street parking leading to the garage.

Beechwood Avenue is ideally positioned near both Beaumont Secondary and Oakwood Primary Schools, with a range of local shops, cafes, and amenities available nearby at The Quadrant and in Fleetville.





## ACCOMMODATION

Entrance Hall

Lounge

12'3 x 18 (3.73m x 5.49m)

Kitchen

19'1 x 9'11 (5.82m x 3.02m)

Dining Room

11'2 x 11'11 (3.40m x 3.63m)

Utility Area

WC

FIRST FLOOR

Bedroom 1

16'7 x 9'6 (5.05m x 2.90m)

Ensuite

Bedroom 2

11'11 x 11'3 (3.63m x 3.43m)

Bedroom 3

12'3 x 10'3 (3.73m x 3.12m)

Bedroom 4

12'10 x 10 (3.91m x 3.05m)

Bathroom

OUTSIDE

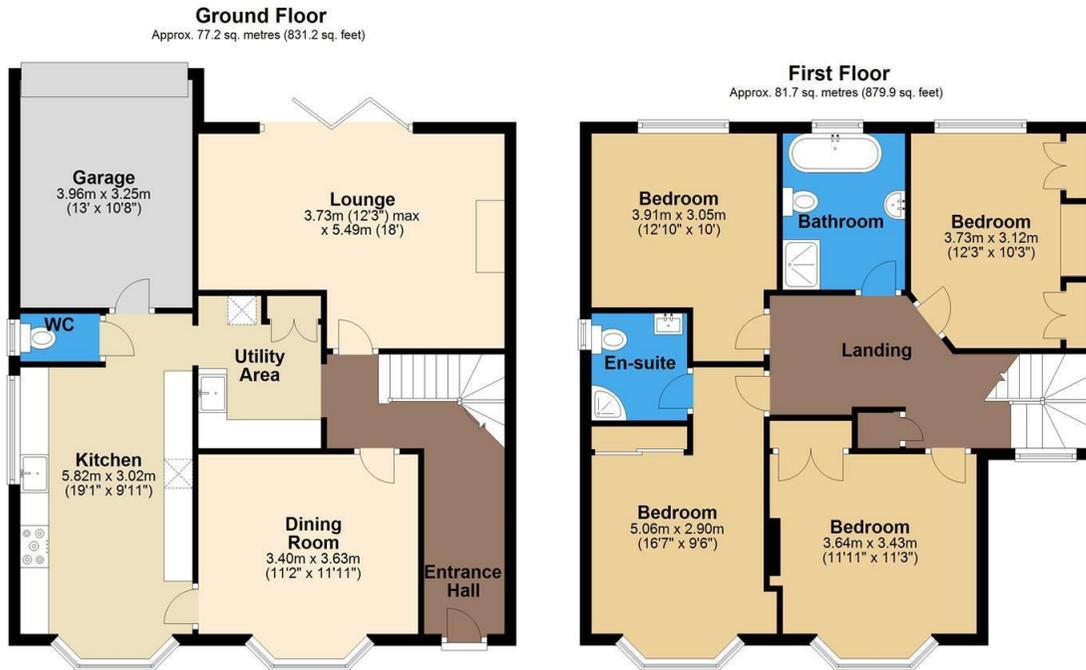
Integral Garage

13 x 10'8 (3.96m x 3.25m)

Front Garden

Rear Garden

## Floor Plan



Total area: approx. 159.0 sq. metres (1711.1 sq. feet)

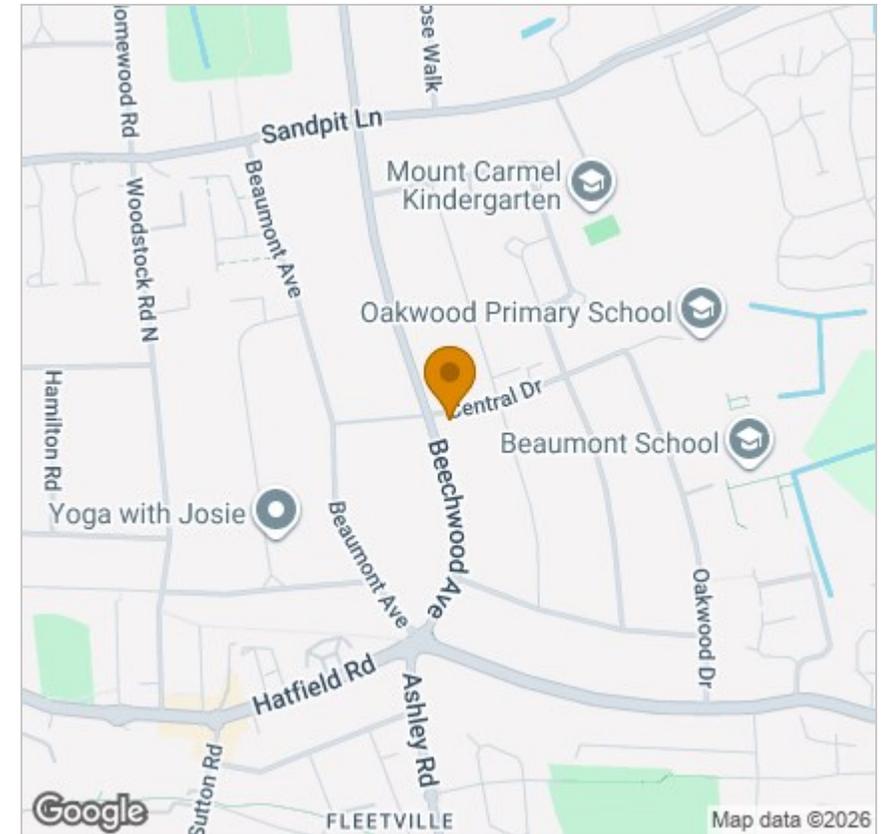
The Floor Plan is not to Scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared with due diligence and whilst we have confidence in the information produced it should not be relied upon. Maximum lengths and widths 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

