



Beaumont Avenue, St. Albans, AL1 4TL

welcome to

Beaumont Avenue, St. Albans

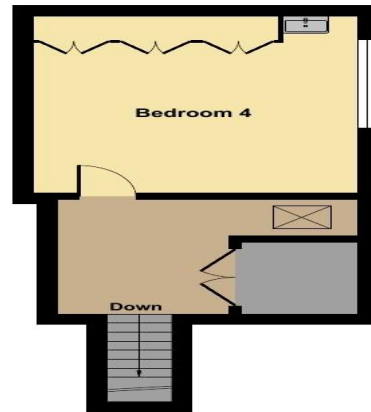
Situated on one of St Albans' premier roads, this four-bedroom detached home is set back from the road with its own private driveway and car port, the property immediately impresses.



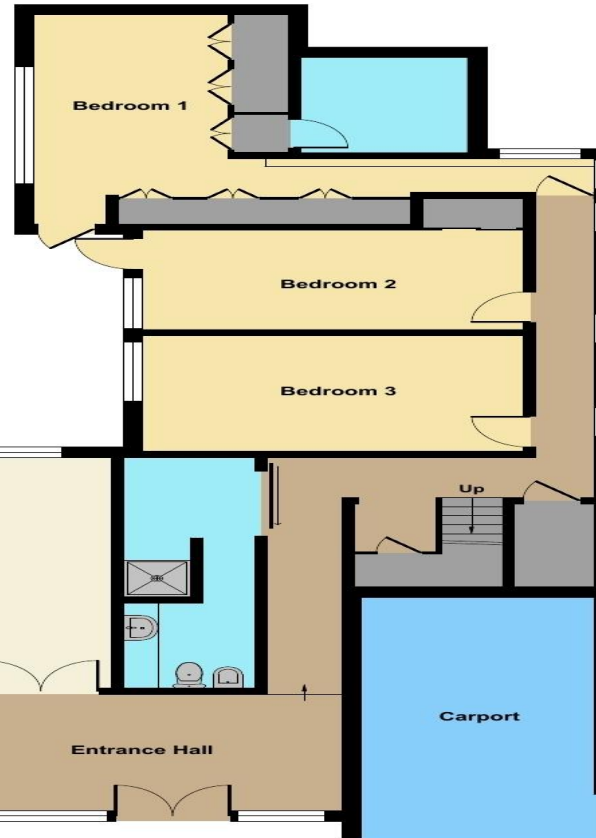
Beaumont Avenue, St. Albans, AL1

Approximate Area = 2404 sq ft / 223.3 sq m (excludes carport)

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Entrance Hall

Reception Room

25' 11" max x 18' 6" max (7.90m max x 5.64m max)

Sitting Room

16' 10" x 11' 10" (5.13m x 3.61m)

Kitchen/Diner

20' 11" x 7' 9" (6.38m x 2.36m)

Utility Room

6' 10" x 6' 9" (2.08m x 2.06m)

Bedroom 1

23' 10" max x 16' 9" max (7.26m max x 5.11m max)

En-Suite

Bedroom 2

16' 2" x 8' (4.93m x 2.44m)

Bedroom 3

16' 3" x 9' 2" (4.95m x 2.79m)

Bedroom 4

13' 10" x 14' 2" max (4.22m x 4.32m max)

Shower Room

6' 9" x 5' 7" (2.06m x 1.70m)



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2025. Produced for William H Brown. REF: 1359502

welcome to

Beaumont Avenue, St. Albans

- Four Bedroom Bungalow
- Detached
- Outdoor Swimming Pool
- Driveway & Car Port
- En-Suite

Tenure: Freehold EPC Rating: C
Council Tax Band: G

offers in excess of
£1,850,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/ALB105476



Property Ref:
ALB105476 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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