



Connells

Beech Road
St. Albans

Beech Road
St. Albans AL3 5AX

for sale offers in excess of
£750,000



Property Description

Situated on the ever-popular Beech Road in St Albans, this well-presented, chain-free four bedroom semi-detached family home offers generous living accommodation and excellent potential to extend further (STPP).

The property has already been thoughtfully extended, featuring both a loft conversion and rear extension, creating a versatile layout ideal for modern family living. The ground floor comprises a bright and welcoming lounge, a separate reception room & and a lean-to conservatory providing additional space. At the heart of the home is a spacious open-plan kitchen/diner, complemented by a separate utility room and a convenient downstairs WC.

Upstairs, the property offers four good-sized bedrooms, along with a family bathroom, a separate WC and well-proportioned accommodation throughout.

Externally, the home benefits from a private rear garden, perfect for entertaining or relaxing, as well as off-road parking for up to three vehicles.

Ideally located for families, the property is within easy reach of highly regarded local schools, including Bernards Heath Junior (0.3 miles), St Albans Girls' School and Garden Fields (both approximately 0.7 miles) and Sandringham School (1.2 miles).

"Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."

Lounge

12' 2" x 13' 9" (3.71m x 4.19m)

Kitchen/Diner

11' 10" x 19' 7" (3.61m x 5.97m)

Reception Room

11' 10" x 10' 6" (3.61m x 3.20m)

Conservatory

5' x 9' (1.52m x 2.74m)

Utility Room

12' 8" x 9' (3.86m x 2.74m)

WC

Bedroom One

13' 5" x 13' 2" (4.09m x 4.01m)

Bedroom Two

12' 2" x 10' 4" (3.71m x 3.15m)

Bedroom Three

11' 11" x 10' 4" (3.63m x 3.15m)

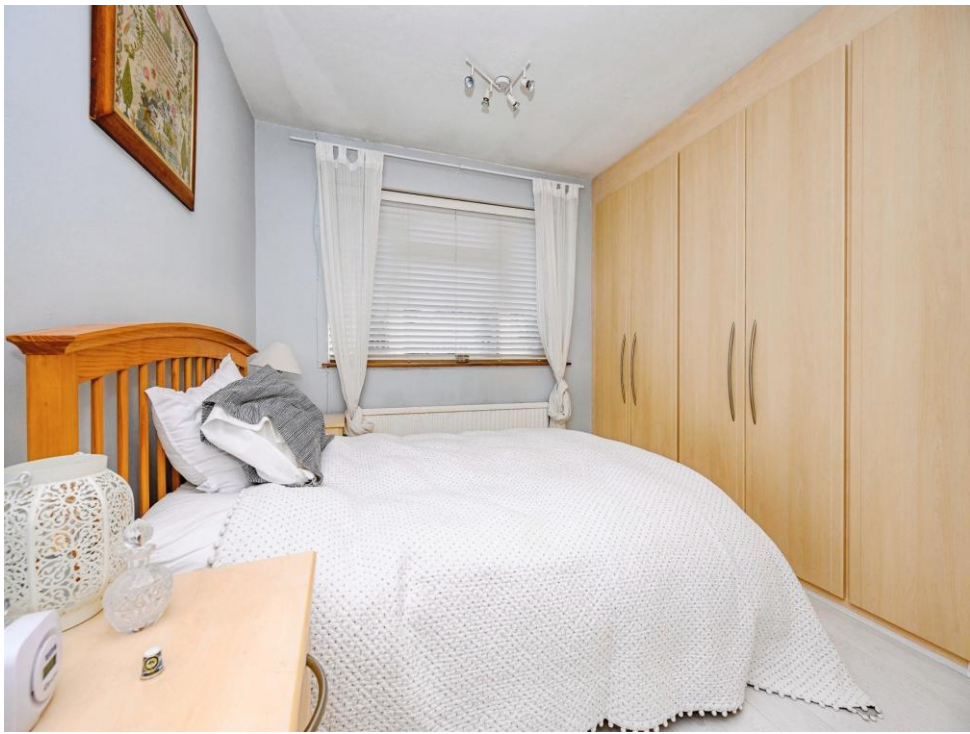
Bedroom Four

9' 3" x 8' (2.82m x 2.44m)

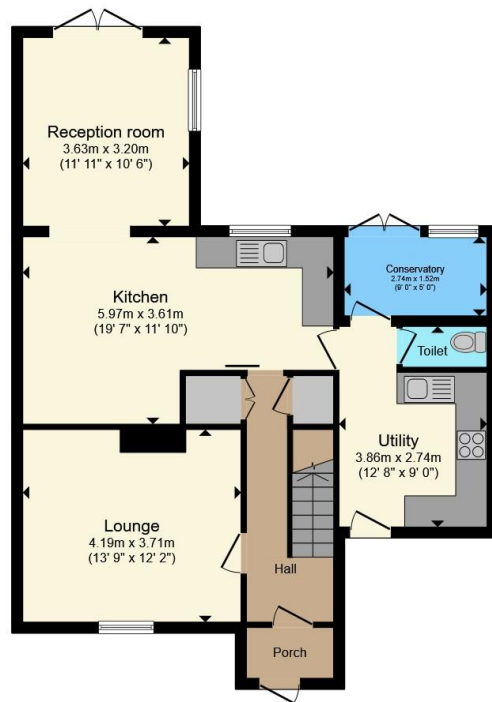
WC

Bathroom

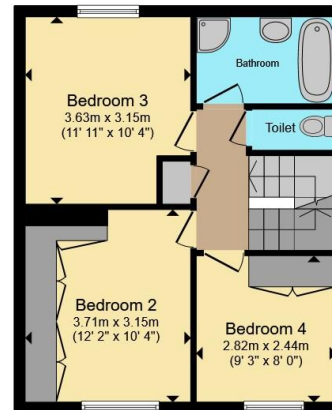








Ground Floor



First Floor



Second Floor

Total floor area 140.7 m² (1,515 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

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T 01727 851 100
E marshalswick@connells.co.uk

5 Wycombe Place The Quadrant Marshalswick
ST ALBANS AL4 9RH

EPC Rating: C Council Tax
Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/MWK306249



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