



Connells

Beech Road
St. Albans



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 & 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).

This is a fantastic opportunity to acquire a spacious home in a sought-after location, with further scope to enhance and add value.



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)

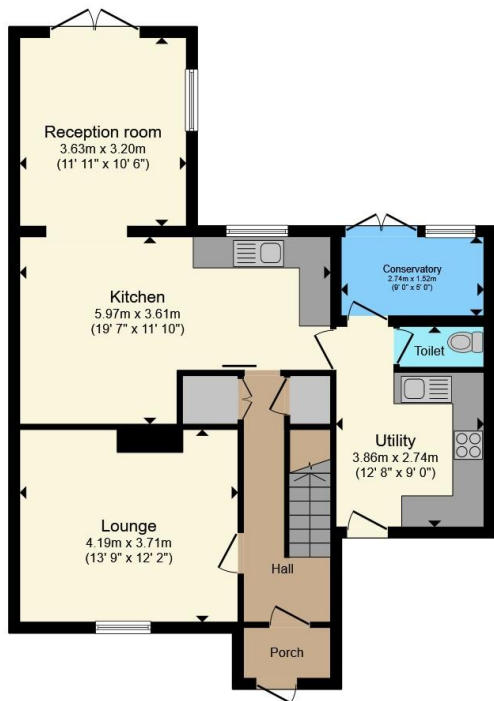
Bedroom Four

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

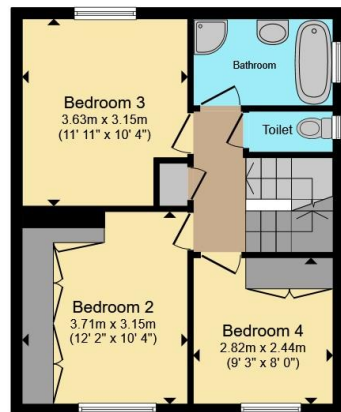
WC

Bathroom

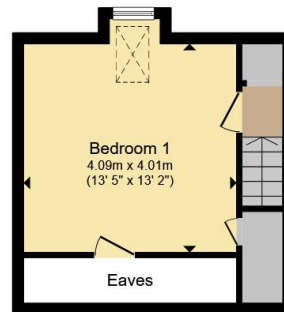




Ground Floor



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



To view this property please contact Connells on

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

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

Tenure: Freehold



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 will be 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, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: MWK306249 - 0006