

151 Beechwood Avenue, St. Albans, AL1 4XX

Guide price £1,100,000 Freehold

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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)

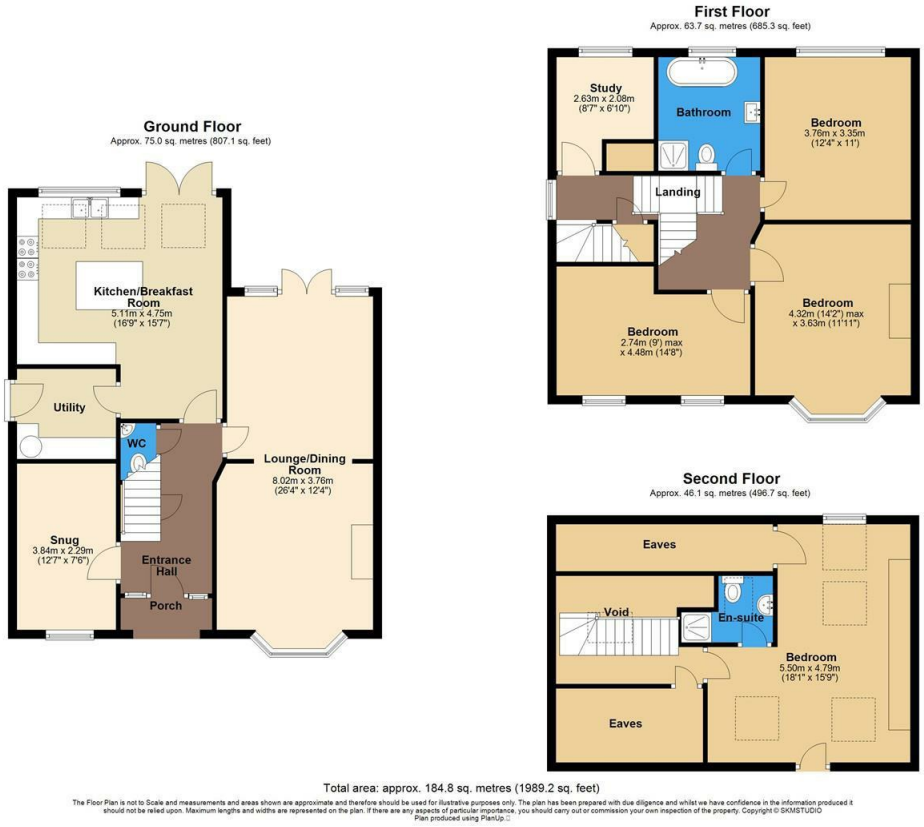
Ensuite

OUTSIDE

Driveway

Rear Garden
110 (33.53m)

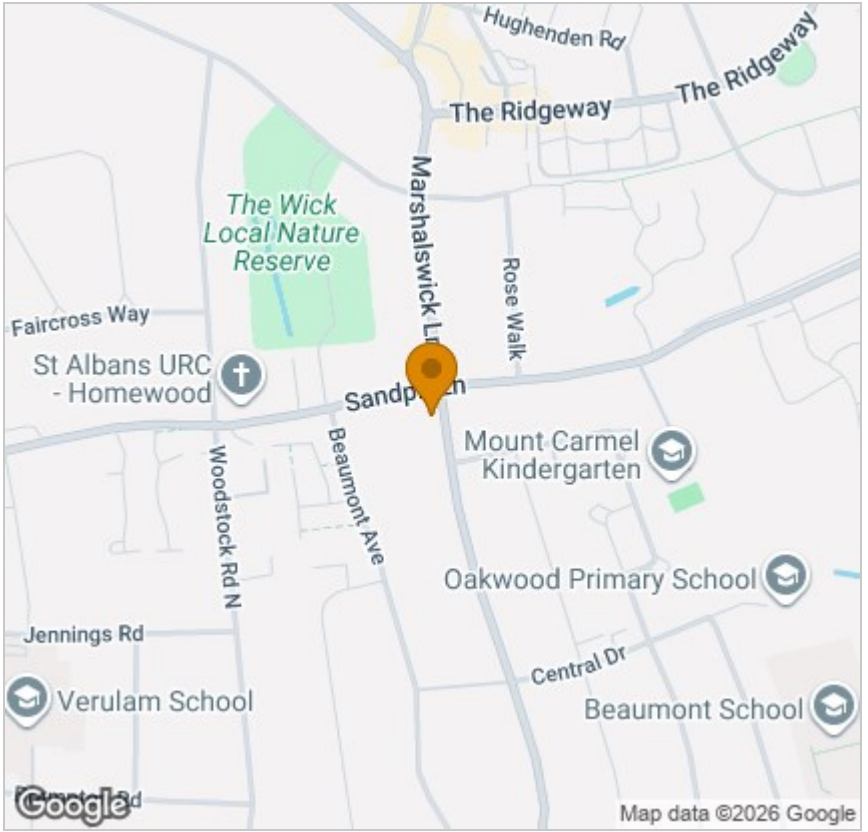
Floor Plan



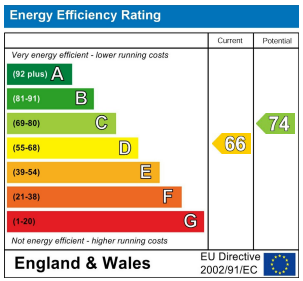
Total area: approx. 184.8 sq. metres (1989.2 sq. feet)

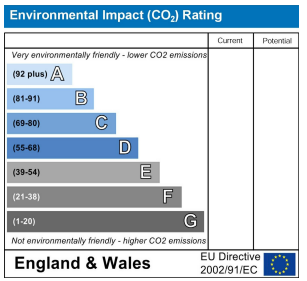
The Floor Plan is not to Scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared with due diligence and whilst we have confidence in the information produced it should not be relied upon. Maximum lengths and widths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

Area Map



Energy Efficiency Graph





Viewing

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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