



**BRADFORD
& HOWLEY**
HARPENDEN | MARSHALSWICK | ST ALBANS

Beechwood Avenue, St. Albans, AL1 4XU
Guide Price £1,075,000

Located in a sought-after tree lined avenue within walking distance of the highly sought after Beaumont Secondary and Oakwood Primary Schools is this very well maintained three-bedroom 1930s bay fronted semi-detached house providing well planned accommodation arranged over two floors.

The wonderful west facing rear garden is a real feature of this home and has been beautifully landscaped by the current owners to create a tranquil Mediterranean style oasis.

The property is in excellent decorative order throughout with the versatile bay fronted dining room being able to be used in a number of different ways. The bright and spacious living room has double doors opening onto the rear patio and the galley style kitchen opens into an impressive conservatory that overlooks the rear garden.

Set to the side of the kitchen is a useful utility space and ground floor cloakroom.

On the upper floor there are three bedrooms, two of them being doubles, a third single bedroom and a spacious family bathroom.

The property is nicely set back from the road with a block paved driveway, gated side access leading to the rear garden and a single garage.

Beechwood Avenue is located on the east side of St Albans, close to some of the best schools in the city.

There is an extensive variety of shops close by at both the Quadrant shopping parade and along Hatfield Road, and the mainline station and city centre are easily accessible.

For those seeking even more green space, there are some wonderful parks close by to include The Wick and Longacres Park, and Jersey Lane Tennis Club is just around the corner.

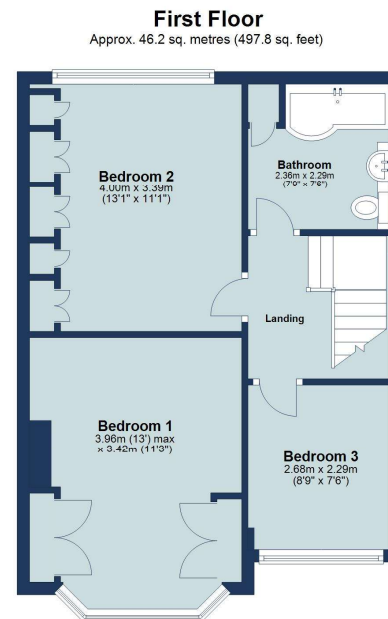
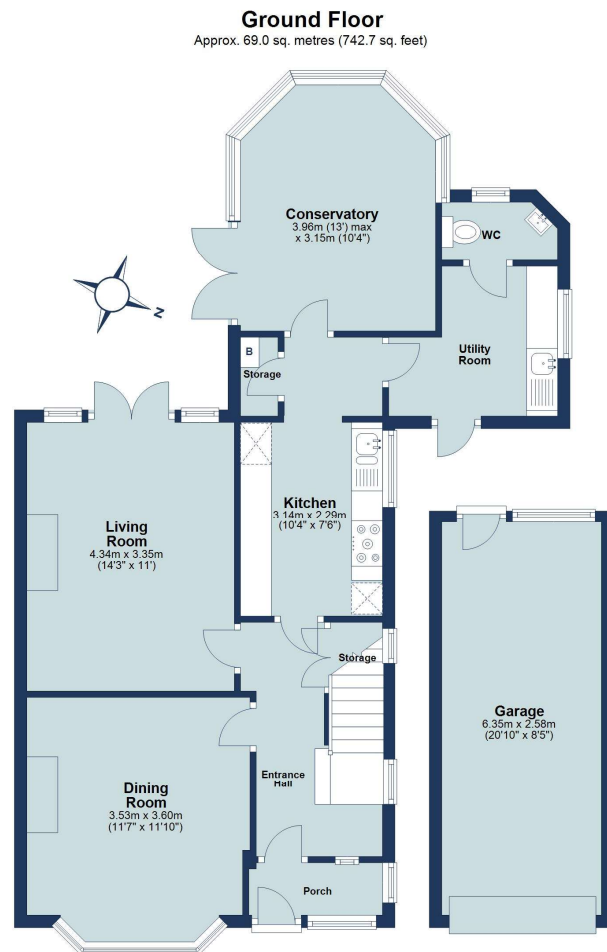
Tenure: Freehold
Council Tax Band: E
EPC Rating: D











Total area: approx. 115.2 sq. metres (1240.5 sq. feet)

Floor plan is for marketing purposes only and is to be used as a guide.
Garage not included in the total floor area.
Plan produced using PlanUp.

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