



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

Beechwood Avenue, St. Albans, AL1 4XU
Guide Price £1,100,000

Nestled within the highly sought-after Beaumont School catchment area, this charming and spacious traditional four-bedroom family home is set on a secluded plot of approximately 0.16 acres.

Offering a harmonious blend of character and practicality, this property is ideal for those looking for both comfort and potential. The home exudes traditional charm, with many original features that add to its warmth and appeal.

These characterful details seamlessly complement the generously sized living spaces, which provide a versatile layout that can adapt to a range of family needs.

The property's expansive garden is a standout feature, providing a private, tranquil outdoor space perfect for relaxing, gardening, or hosting gatherings with family and friends. Whether you are enjoying peaceful moments in the sunshine or entertaining guests, this garden is a true sanctuary.

Additionally, the property benefits from off-street parking and a garage, ensuring convenience and ease of access to your home at all times.

The kitchen offers ample storage and counter space, making it perfect for family. The living areas are equally impressive, with a welcoming atmosphere that makes them perfect for both everyday living and special occasions.

The four well-proportioned bedrooms provide ample space for a growing family, or could be adapted for a home office, playroom, or guest room depending on your needs.

This home offers fantastic potential for those looking to put their personal stamp on it, with plenty of scope to extend or adapt the property (subject to planning permission).

Whether you are seeking a home to settle into right away or a property with future expansion possibilities, this house represents an incredible opportunity to create your dream family home in one of the most desirable locations in the area.

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









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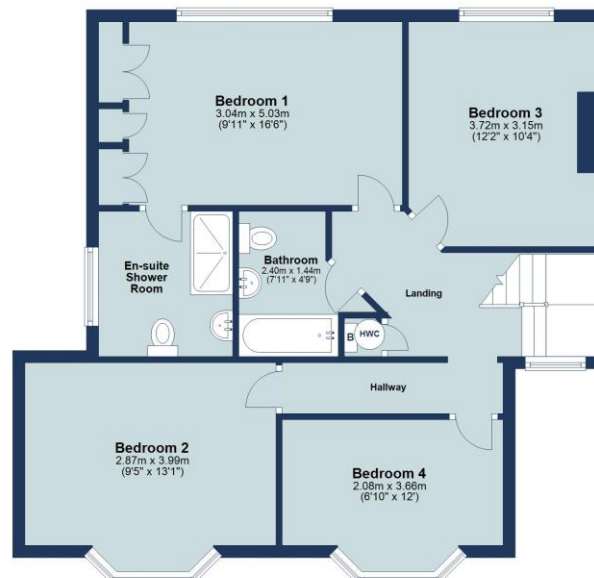
Ground Floor

Approx. 67.4 sq. metres (725.7 sq. feet)



First Floor

Approx. 70.9 sq. metres (763.7 sq. feet)



Total area: approx. 138.4 sq. metres (1489.3 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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