



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

Beaumont Avenue, St Albans, AL1 4TL
Asking Price £2,000,000

Enjoying over 2,100 sq. ft of well-planned living space, this substantial four-bedroom detached family home is positioned on one of St Albans' most prestigious roads, offering an exceptional lifestyle opportunity with the added benefit of potential to extend (subject to the necessary planning consents).

The home opens into a spacious and inviting entrance hall, setting the tone for the rest of the property. The versatile open-plan ground floor layout provides a generous flow of interconnected living spaces, ideal for family life, entertaining, or working from home. This level features a bright and airy office, a comfortable family room, a formal living room, an elegant dining room, a cosy snug, and a well-equipped kitchen/breakfast room, all complemented by a convenient downstairs WC. Each space is thoughtfully arranged to offer flexibility while maintaining a natural sense of separation and purpose.

Upstairs, the property continues to impress with four bedrooms. The family bathroom is centrally located and stylishly appointed, serving all bedrooms with ease. There is also clear potential to reconfigure or expand the upper floor should additional bathrooms or bedrooms be desired, subject to planning.

One of the standout features of this home is its expansive rear garden — a beautifully maintained outdoor space that offers privacy, sunshine, and plenty of room for outdoor dining, children's play, or future landscaping enhancements. Whether you envision tranquil mornings with a coffee, energetic family BBQs, or creating a garden studio, this outdoor space delivers on both size and potential.

To the front of the property, there is driveway parking for multiple vehicles, along with an integral garage, providing excellent convenience for busy households.

The location is truly unbeatable. Beaumont Avenue is a highly coveted address in St Albans, known for its leafy surroundings and close-knit community feel. Directly opposite the property lies The Wick Nature Reserve, a stunning expanse of meadowland, woodland trails, and a children's play area — perfect for weekend walks, dog outings, or nature exploration right across the road. For sports enthusiasts, the Salisbury Road Tennis Club is just a short stroll away, offering courts and community events throughout the year.

A few minutes' walk brings you to The Quadrant, a lively and much-loved local hub featuring independent coffee shops, restaurants, boutiques, and other everyday amenities. Families will appreciate the home's proximity to well-regarded local schools, including both primary and secondary options, as well as easy access to green spaces such as Clarence Park, Longacres open space, and more. For commuters, St Albans City Station is within walking distance, providing fast and regular connections to London and beyond, making this property an ideal choice for those balancing work and family life.

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









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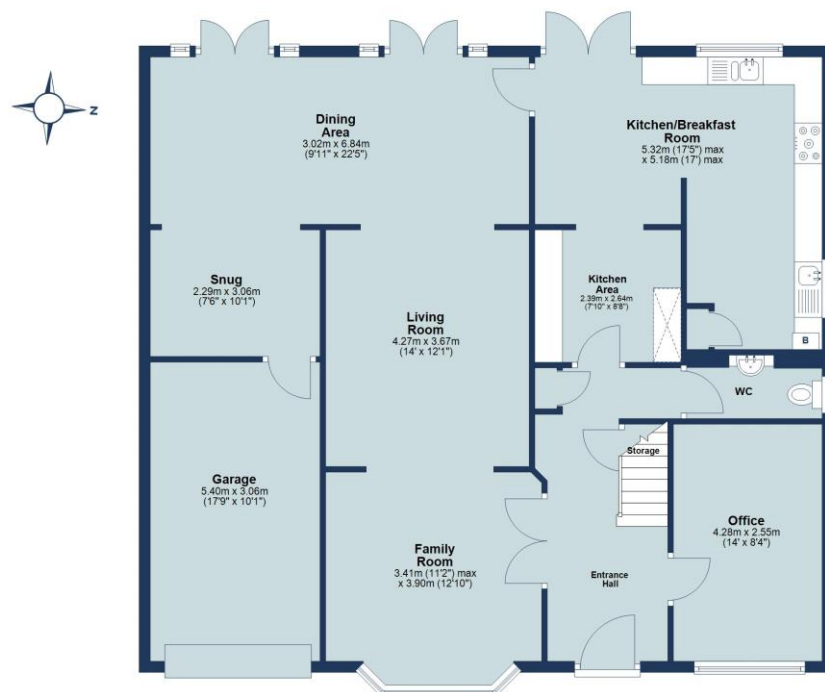
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Ground Floor

Approx. 133.1 sq. metres (1433.2 sq. feet)



First Floor

Approx. 63.7 sq. metres (685.4 sq. feet)



Total area: approx. 196.8 sq. metres (2118.6 sq. feet)

Floor plan is for marketing purposes only and is to be used as a guide.
Garage included in the total floor area.
Plan produced using PlanUp.

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