



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

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

Introducing this elegant and stylish FOUR BEDROOM family home, thoughtfully extended and remodelled by the current owners and located in a sought-after neighbourhood close to Beaumont School and Oaklands College.

This property exudes comfort and sophistication, making it the perfect family home. The well-maintained interior is both inviting and stylish, offering ample space for relaxation and entertainment, with a highlight of the property the open plan kitchen/dining/family room which connects the private garden to the house.

The property features a charming garden, ideal for outdoor gatherings and relaxation, as well as convenient off-street parking.

With its prime location and modern amenities, this house presents a rare opportunity for those seeking a blend of luxury and practicality.

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



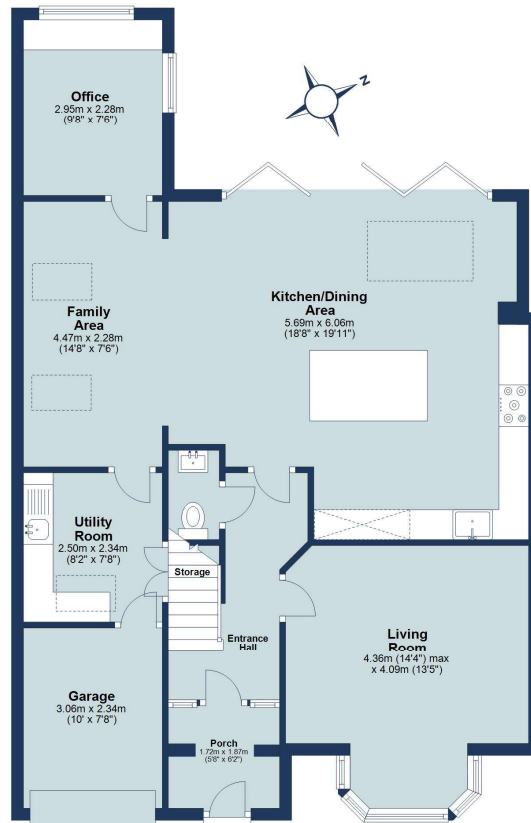






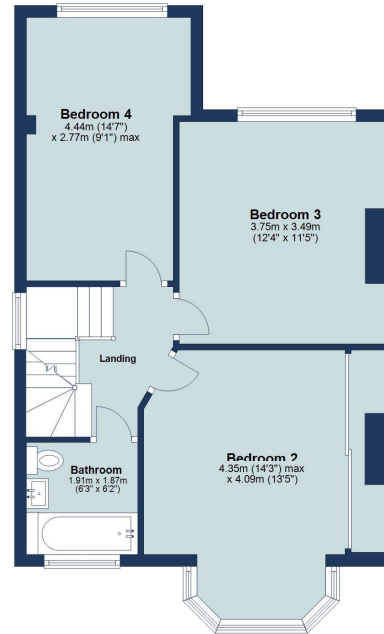
Ground Floor

Approx. 92.8 sq. metres (998.5 sq. feet)



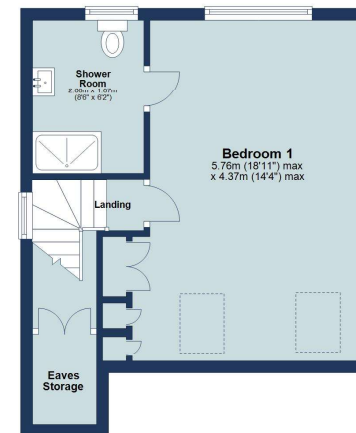
First Floor

Approx. 51.4 sq. metres (552.9 sq. feet)



Second Floor

Approx. 31.3 sq. metres (336.8 sq. feet)



Total area: approx. 175.4 sq. metres (1888.2 sq. feet)

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

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