



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

Beaumont Avenue, St. Albans, AL1 4TP
Guide Price £1,000,000

A Characterful Family Home in the Heart of St Albans with the added benefit of OFF STREET PARKING.

Enjoy life in this beautifully presented FOUR BEDROOM end-of-terrace period home, where timeless charm meets Contemporary living across three well-designed floors. Step into a welcoming and character-rich living room, where a large feature fireplace provides a warm and inviting focal point-perfect for relaxing evenings. Elegant wooden sliding doors lead you through to a contemporary open-plan kitchen, dining, and family area - the true heart of the home.

Thoughtfully designed for modern family living and entertaining, this expansive space is flooded with natural light from the skylight and striking BI-FOLD DOORS, which open out onto a generously sized rear garden, creating seamless indoor-outdoor flow.

The kitchen is both functional and stylish, featuring sleek cabinetry, generous worktops, and a central island ideal for food prep, casual meals, or hosting. A WC completes the ground floor, offering added convenience.

A spiral staircase leads you to the first floor, where you'll find three well-proportioned bedrooms and a sleek, modern family shower room. Another spiral staircase ascends to the top floor, revealing the main bedroom with private en-suite and clever eaves storage.

Outside, the landscaped garden offers multiple zones for entertaining, playing, or simply unwinding. A paved patio is perfect for summer dining, while the lawned area adds space for children, pets, or peaceful reflection.

Tucked away in the garden is a versatile garden room - currently used as a home office and gym, but easily adaptable into a studio, playroom, or creative space. The private off-street driveway offers parking for up to four cars, along with garage storage.

Perfectly positioned on the sought after Beaumont Avenue, this home enjoys an unbeatable lifestyle location. Directly opposite lies The Wick nature reserve, with its meadows, woodland, and play area - ideal for weekend strolls, dog walks, or outdoor play. A short walk takes you to Salisbury Road Tennis Club, or to the vibrant Quadrant, home to coffee shops, restaurants and other local gems.

Well-regarded local schools and a leisurely walk to St Albans City Station make this property a fantastic choice for families and commuters alike. With Clarence Park, Longacres, and a wealth of green spaces nearby, this is a home where modern convenience and natural beauty come together.

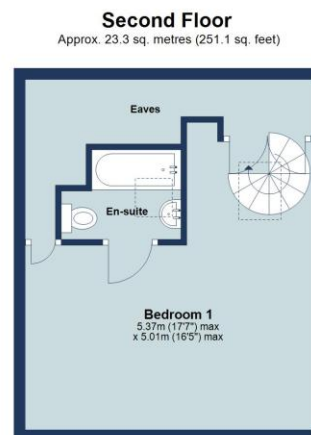
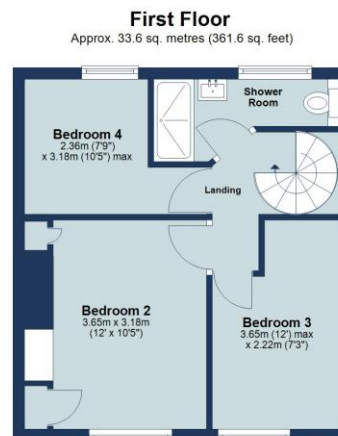
Tenure: Freehold
Council Tax Band: E
EPC Rating: D











Total area: approx. 117.1 sq. metres (1260.8 sq. feet)

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

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