





An **ELEGANT EXAMPLE** of a traditional 1930's semi-detached family home, sympathetically **EXTENDED** to enjoy **SPACIOUS ACCOMMODATION** arranged over two floors and retaining delightful original features throughout. The property is located on a **DESIRABLE ROAD** near the highly sought-after St. Albans School for Girls (referred to as **STAGS**) and is a **WALKABLE DISTANCE** from both the city centre and the beautiful countryside. Beech Road offers a parade of shops, including a Tesco Express, as well as The King William IV and The Ancient Briton public houses.

Offers Over: £ 1,000,000

On entry you are greeted with a spacious entrance hall providing access to a good size lounge, cloakroom and double doors opening onto an impressive and generously proportioned kitchen/dining/family room. The way in which the property has been extended allows the possibility of self-contained living space offering a kitchen/utility, shower room and a further reception room or fifth bedroom off the main hall. Upstairs you will find four good size bedrooms with en-suite facilities to the principal bedroom and a separate family bathroom. Outside the property has a generous and secluded rear garden which enjoys a southerly aspect and there is off street parking in the way of a drive for several vehicles.

EPC Rating: C 70

Council Tax Band: E





Entrance Hall

Kitchen/Living/Dining 7.08m x 6.80m (23'3" x 22'4").

Living Room 4.08m x 3.84m (13'5" x 12'7").

Cloakroom

Kitchenette/ Utility 3.27m x 2.81m (10'9" x 9'3").

Shower Room

Bedroom 5 3.98m x 3.27m (13'1" x 10'9").

Bedroom 1 4.08m x 3.84m (13'5" x 12'7").

Ensuite Bathroom

Bedroom 2 4.23m x 2.60m (13'11" x 8'6").

Bedroom 3 3.95m x 3.20m (13' x 10'6").

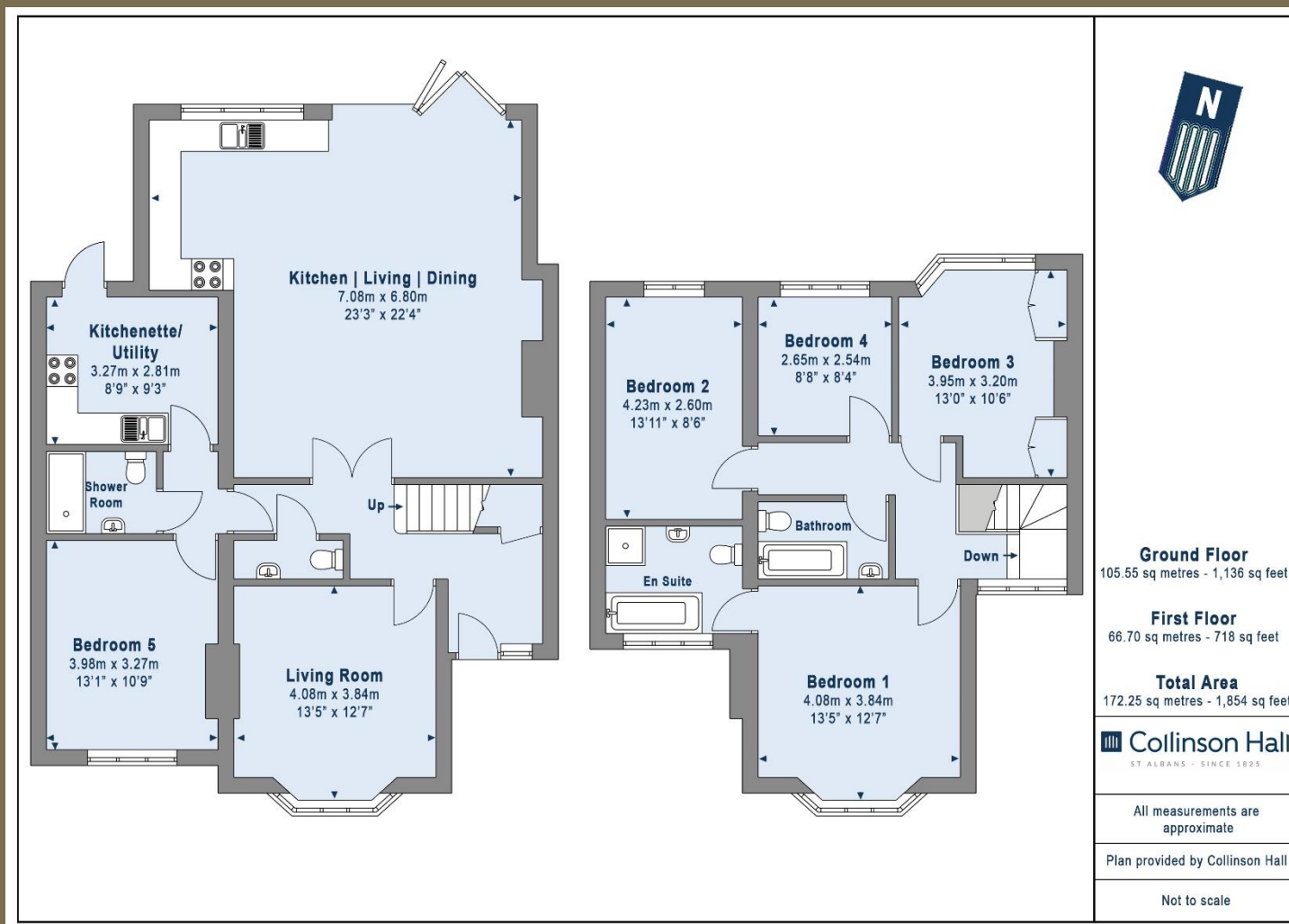
Bathroom

Bedroom 4 2.65m x 2.54m (8'8" x 8'4").

Garden







PLEASE NOTE

These particulars do not constitute an offer or contract in whole or in part. Please note that these details have been prepared for prospective purchasers as a general guide. We have endeavoured to be accurate in their preparation, but any intending purchaser should not rely on them as statements or representations of fact. In respect of the floor plans, these are for illustrative purposes only and room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore may include cupboards/shelves, etc. No responsibility is taken for any error. Accordingly they should not be relied upon for carpets and furnishings. The services, systems and appliances at the property have not been tested and no guarantee as to their operability or efficiency can be given.



collinsonhall.co.uk

City Centre Office: 9-11 Victoria Street | St Albans | Hertfordshire | AL1 3UB | Telephone: 01727 843222 | Email: stalbansmail@collinsonhall.co.uk

