





A SIMPLY SUPERB example of a SPACIOUS, semi-detached PERIOD PROPERTY positioned within a prime and highly SOUGHT AFTER LOCATION. This ELEGANT family home, approaching 2400 square feet of living space is arranged over THREE FLOORS and has been sympathetically improved and extended by our clients.

Guide Price: £1,900,000

On entry you are greeted by a stylish and spacious entrance hall with doors leading through to the lounge, dining room and the show piece of this home, a stunning open plan and super modern kitchen/dining/family room. This versatile space is awash with natural light with a range of bi-fold doors and windows overlooking the rear garden and two beautiful sky lanterns ensuring good levels of light regardless of the weather. There are six generous bedrooms and two spacious, modern bathroom suites arranged over the first and second floors. Along with high ceilings and original fireplaces the property retains many of its period features. Outside, the property offers a good size, secluded rear garden with a westerly aspect with a generous raised patio terrace. To the front, the property offers parking for several vehicles. Beaconsfield Road is conveniently located close to St Albans City Thameslink Station with its fast and regular service to London St Pancras, and it is a short walk to St Albans' thriving and vibrant City Centre.

EPC Rating: E 46
Council Tax Band: G





Entrance Hall

Living Room 5.01m x 3.95m (16'5" x 13').

Dining Room 4.24m x 3.95m (13'11" x 13').

Kitchen/Living 8.15m x 7.62m (26'9" x 25').

Cloakroom

Bedroom 1 4.27m x 3.95m (14' x 13').

Bedroom 2 4.24m x 3.95m (13'11" x 13').

Bathroom

Bedroom 3 3.73m x 3.19m (12'3" x 10'6").

Utility Room

Bedroom 4 4.86m x 3.87m (15'11" x 12'8").

Bedroom 5 3.87m x 3.84m (12'8" x 12'7").

Bedroom 6 3.31m x 2.04m (10'10" x 6'8").

Bathroom

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.



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