





**A rare opportunity to acquire a SPACIOUS and BEAUTIFULLY PRESENTED family home SITUATED ON ONE OF ST.ALBANS PREMIER ROADS close to excellent amenities, reputable local schools and walking distance to the mainline railway station.**

**Offers Over: £2,100,000**

This exceptional detached residence offers in excess of 3,000 sq ft of beautifully appointed accommodation, introduced by a spacious entrance hall with excellent built-in storage and access to a stylish cloakroom. Double doors open into an elegant and inviting lounge, complemented by a separate study that is ideal for modern family living or home working.

The heart of the home is the impressive open-plan kitchen, dining and living space, generously proportioned and thoughtfully designed for both everyday life and entertaining. A wall of large sliding doors seamlessly connects the interior to the mature and expansive rear garden, creating a wonderful sense of light and flow. Further highlights include a fabulous walk-in pantry, a well-sized utility room and access to a substantial garage.





Upstairs, the property offers five bedrooms arranged over two floors, including a superb principal suite with en-suite facilities. A contemporary family bathroom serves the remaining bedrooms, with one enjoying the added luxury of a walk-in wardrobe. Externally, the home is set within substantial, established gardens, measuring approximately 160ft, and benefits from ample off-road parking for several vehicles, providing both privacy and practicality in equal measure.

Beaumont Avenue in St Albans is a well-connected and sought-after residential street, ideally located within easy reach of the city centre, mainline station, shops and cafés. The area is also highly popular with families thanks to its close proximity to well-regarded local schools, including Beaumont School, Verulam School and a range of highly rated primary options.

EPC Rating: D 62  
Council Tax Band: G







**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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