



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

Beech Road, St Albans, AL3 5AP
Asking Price £440,000

Offered for sale is this well-presented two bedroom ground floor maisonette, ideally situated in the highly sought-after Marshalswick area of St Albans.

Benefitting from gas central heating, generous living accommodation and a private south-facing rear garden, this attractive home would make an excellent first-time purchase, downsizing opportunity or investment alike.

The property is entered via a welcoming entrance hall which provides access to all principal rooms.

To the front of the home is bedroom two, enjoying pleasant outlooks over the front aspect, while bedroom one is a particularly spacious double room featuring built-in storage and an attractive bay-fronted window allowing for an abundance of natural light.

Positioned to the rear of the property is the bright and spacious living room, offering an ideal space for relaxing or entertaining, with doors opening directly onto the beautifully maintained south-facing rear garden.

Also located at the rear is the recently installed modern kitchen, thoughtfully fitted with a range of contemporary units and work surfaces. A family bathroom and useful storage cupboard complete the accommodation.

Externally, the property benefits from driveway parking to the front.

To the rear is a delightful private south-facing garden featuring patio and lawn areas, providing an excellent outdoor space for outdoor dining, entertaining and for children to play safely during the warmer months.

Beech Road is located within Marshalswick, one of the most desirable residential areas of St Albans, renowned for its excellent local amenities, attractive green spaces and strong sense of community.

The area is particularly popular with families due to its close proximity to a number of highly regarded schools for all ages, many of which hold outstanding reputations.

Residents also benefit from easy access to local shopping parades, cafes, parks and leisure facilities, while the vibrant city centre of St Albans offers an excellent selection of restaurants, independent boutiques, historic landmarks and regular markets.

For commuters, St Albans provides convenient rail links into central London, making the location ideal for those seeking a balance between city connectivity and suburban living.

Tenure: Leasehold
Term of Lease: 125 Years From Sept 1992
Service Charge: £0pa
Ground Rent: £200pa For 2026
Council Tax Band: C
EPC Rating: D



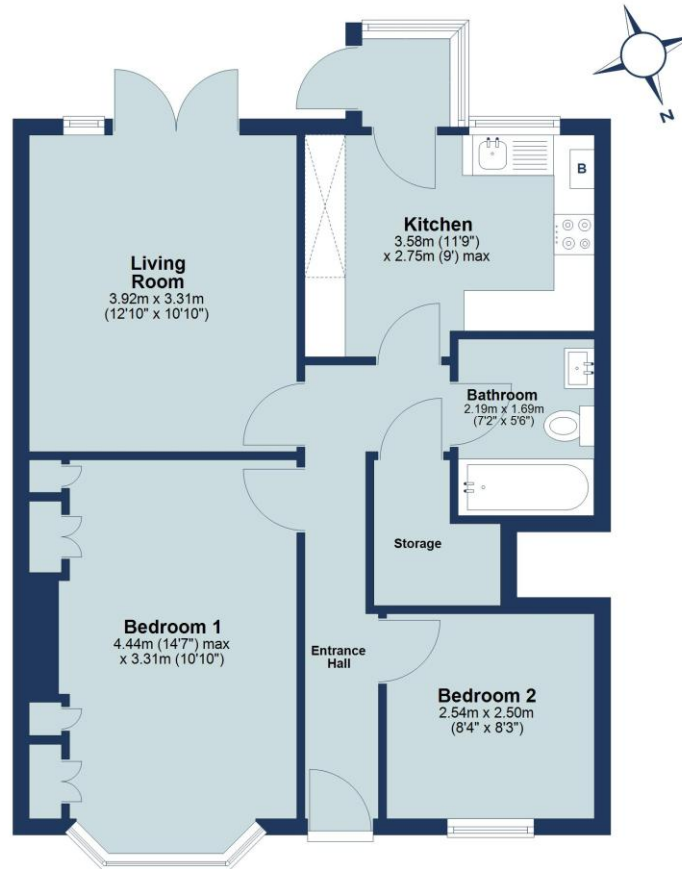






Ground Floor

Approx. 59.4 sq. metres (639.7 sq. feet)



Total area: approx. 59.4 sq. metres (639.7 sq. feet)

Floor plan is for marketing purposes only and is to be used as a guide.
Plan produced using PlanUp.

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