



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

Beech Road, St. Albans, AL3 5AT
Asking Price £850,000

This attractive four-bedroom semi-detached family home offers spacious and well-balanced accommodation arranged over three floors, perfectly suited to modern family living.

Combining generous room proportions with practical features, the property provides an excellent opportunity for growing families seeking a home with ample living space both inside and out.

The ground floor offers a flexible layout designed to accommodate the demands of everyday family life, with bright and welcoming reception areas providing plenty of space for relaxing, dining and entertaining. Large windows throughout allow for an abundance of natural light, creating a bright and airy atmosphere, whilst double glazed windows enhance both comfort and energy efficiency.

Arranged across the upper floors are four bedrooms served by two bathrooms, providing excellent flexibility for a variety of lifestyles. Three of the bedrooms are comfortable doubles, whilst the fourth would be ideally suited as a child's bedroom, nursery or home office.

The thoughtful three-storey layout allows for a degree of separation between rooms, making the property particularly well suited to modern family living, visiting guests or those working from home.

A particular feature of the home is the generous rear garden, offering an excellent outdoor space for children to play, summer entertaining or simply enjoying the warmer months. With ample room for outdoor furniture, planting and recreation, the garden provides a wonderful extension of the living accommodation.

To the front, there is parking for several vehicles together with a garage, providing further convenience and valuable storage space.

The combination of extensive parking and generous family accommodation makes this a particularly practical home for busy households.

With its spacious accommodation, flexible three-storey layout, excellent parking provision and sizeable garden, this appealing family home presents a wonderful opportunity for buyers looking to establish themselves in a desirable St Albans residential setting.

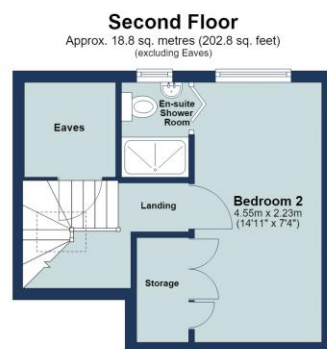
Tenure: Freehold
Council Tax Band: E
EPC Rating: E











Total area: approx. 121.4 sq. metres (1306.2 sq. feet)

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

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