



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

St. Johns Court, Beaumont Avenue, AL1 4TR
Asking Price £700,000

Located just off Beaumont Avenue, this attractive and well-proportioned four-bedroom, two-bathroom terraced townhouse offers flexible living arranged over three floors, making it ideal for families, professionals, or those seeking adaptable space for home working.

The property also enjoys a prime location close to The Wick and The Quadrant shops, as well as being within walking distance of Fleetville, Oakwood, Beaumont, and Sandringham schools, providing excellent convenience for families.

The property is entered via a spacious and welcoming entrance hall, which provides access to the integral garage with utility area, offering excellent storage and practical everyday convenience. Bedroom four is also located on the ground floor and benefits from its own en-suite shower room and bi-fold doors opening directly onto the rear garden.

This versatile room would suit a guest bedroom, home office, gym, or family room, allowing the accommodation to adapt easily to changing needs. Stairs with useful under-stairs storage lead to the first floor.

The first floor is dedicated to the main living areas of the home. To the front, the generous living room enjoys a full-width window with shutters, allowing natural light to flood the space and creating a bright, comfortable environment for relaxing or entertaining.

To the rear, the kitchen/dining room also spans the full width of the property and overlooks the garden, offering ample space for family dining and social gatherings, with a layout perfectly suited to modern living.

On the second floor, there are three well-proportioned bedrooms, all featuring shutters, along with a contemporary family bathroom. Bedrooms one and two both benefit from built-in storage, enhancing the sense of space and practicality throughout the home. Further storage is available in the boarded loft, which is fitted with a light, perfect for seasonal items or additional storage needs.

Externally, the property enjoys a large, sunny rear garden featuring both patio and AstroTurf areas, ideal for outdoor dining, entertaining, or family use. To the front, there is driveway parking in addition to a roller garage door with remote control, providing convenient access to the garage.

Situated close to a range of local shops and amenities and within easy reach of St Albans city centre and the mainline station, St Johns Court offers an excellent combination of space, location, and versatility. This is a fantastic opportunity to secure a well-located and thoughtfully laid-out home with long-term appeal.

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









Looking to Sell or Let
your current home?



Scan me to request your **FREE**
Instant Online Valuation!

Fresh
FINANCIAL



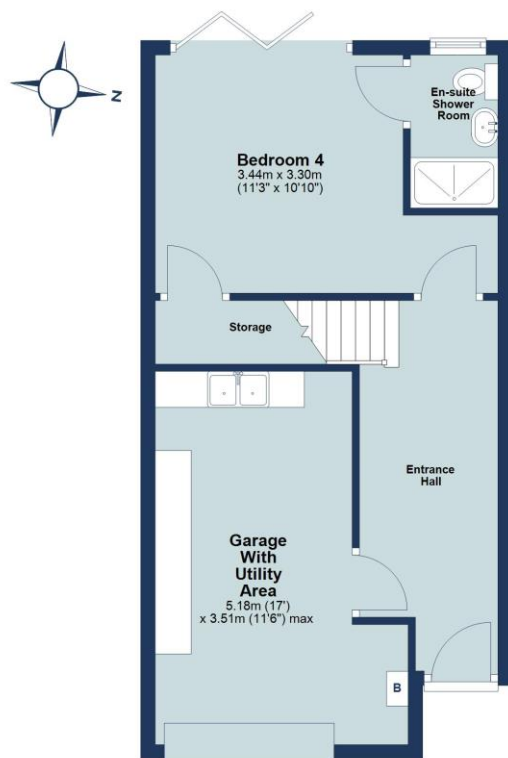
Sign up for **FREE** mortgage monitoring today,
giving you peace of mind you are on the right
deal, every month.

We will compare your mortgage against
thousands of deals and send you a monthly
report.

Please note that mortgage monitoring does not
constitute mortgage advice.

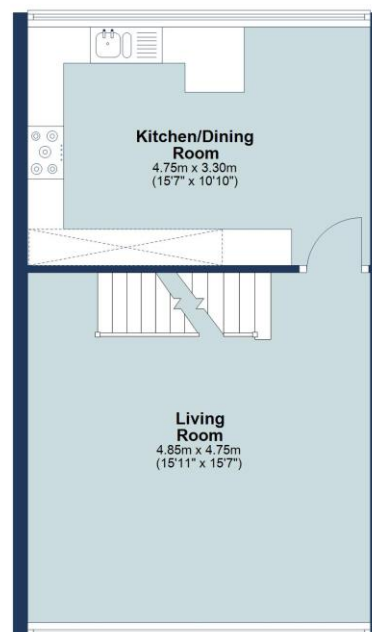
Ground Floor

Approx. 44.2 sq. metres (475.5 sq. feet)



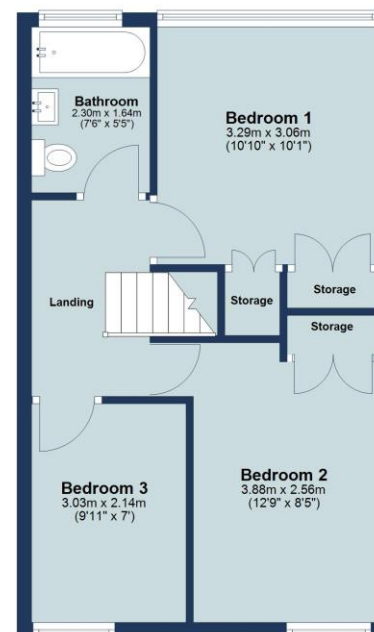
First Floor

Approx. 39.2 sq. metres (422.2 sq. feet)



Second Floor

Approx. 39.7 sq. metres (427.0 sq. feet)



Total area: approx. 123.1 sq. metres (1324.7 sq. feet)

Floor plan is for marketing purposes only and is to be used as a guide.
Garage is included in total floor area.
Plan produced using PlanUp.

IMPORTANT NOTICE: These particulars are for guidance only. Whilst every effort has been made to ensure the accuracy of the descriptions, plans, and measurements, these are not guaranteed, and they do not form part of any contract or tenancy. We have not tested any of the services, equipment, or fittings. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Interested parties should satisfy themselves as to the conditions of any such items considered material to their prospective purchase or tenancy and may wish to consult an independent advisor. It should not be assumed that any of the articles depicted in these particulars are included in the purchase or tenancy. You may download, store, and use the material for your personal use. You may not republish the material in any format without the consent of Bradford & Howley.

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

f @bradfordandhowley
@ @bradfordandhowley
in @bradford-howley
@ @bradfordhowley4660

☎ 01727 898150
✉ stalbans@bradfordandhowley.com
📍 8 Chequer Street, St Albans, Herts, AL1 3XZ

bradfordandhowley.com