



Beech Road, St. Albans, Hertfordshire, AL3 5AU

Guide Price £725,000 Freehold

Frost's

A bay-fronted three bedroom semi-detached property occupying a generous plot that presents an excellent opportunity to extend and create a large family home, subject to the necessary consents, ideally situated moments away from local shopping parade and highly sought after schools.

The property provides ground floor accommodation comprising an entrance hall, bay fronted living room, separate dining room overlooking the rear garden and a fitted kitchen. On the first floor there are three well-proportioned bedrooms and a fitted family bathroom. Externally, the property benefits from a driveway providing off road parking, a detached garage and a large private lawned rear garden.

Beech Road is located to the North of the St Albans and provides excellent access to local amenities and is within a mile of the vibrant city centre with its mainline railway station to London St Pancras.

Energy Rating D

Council Tax Band E

Freehold





Features

- Three Bedrooms
- Generous Plot
- Potential to Extend STPP
- Bay Fronted Living Room
- Separate Dining Room
- Fitted Kitchen
- Fitted Family Bathroom
- Driveway and Detached Garage
- Large Private Rear Garden



A bay-fronted three bedroom semi-detached property occupying a generous plot





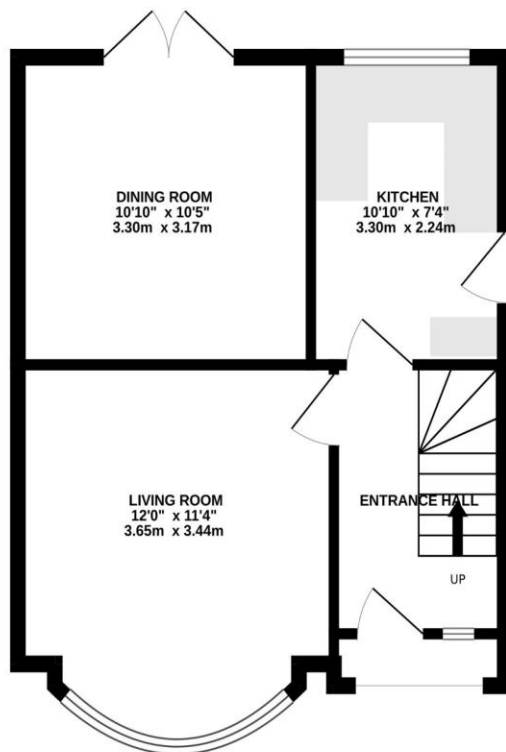
Potential to extend subject to the relevant planning permissions



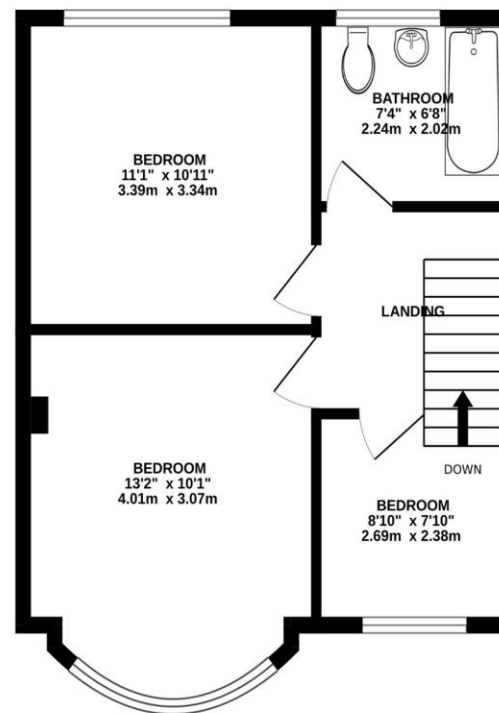




GROUND FLOOR
420 sq.ft. (39.0 sq.m.) approx.



1ST FLOOR
413 sq.ft. (38.4 sq.m.) approx.



TOTAL FLOOR AREA : 832 sq.ft. (77.3 sq.m.) approx.

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