



15 Beaumont Avenue, St. Albans, Hertfordshire, AL1 4TL

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AVAILABLE WITH NO UPPER CHAIN! A beautifully presented four bedroom, detached family home. Located on a highly sought-after road in a popular area of St Albans. Ideally situated for well-regarded schooling and access to the mainline station, with fast trains to St Pancras taking only 25 minutes.

The property resides on a good sized plot with carriage driveway, double-length garage and substantial rear garden (approximately 100ft). Offering spacious and versatile accommodation throughout, the living room and dining room are particularly bright and airy, benefiting from floor-to-ceiling patio doors that open on to the mature rear garden. The property comprises: a recently refurbished kitchen, living room, dining room, study, downstairs WC, four bedrooms (with built in storage) and recently refurbished bathroom.

Planning permission has been granted for a side extension, reconfiguration of the first floor and conversion of the loft to provide further accommodation (further information available on request).

- DETACHED FAMILY HOME
- RECENTLY REFURBISHED KITCHEN AND FAMILY BATHROOM
- PLANNING PERMISSION GRANTED
- SPACIOUS ACCOMMODATION
- CARRIAGE DRIVEWAY AND MATURE GARDEN
- CLOSE TO BEAUMONT SCHOOL

Entrance Hall

Kitchen

9'10" x 10'9"

Living Room

18'10" x 17'5"

Dining Room

18'11" x 10'11"

Study

9'10" x 10'10"

WC

Master Bedroom

8'9" x 17'7"

Bedroom Two

8'5" x 17'4"

Bedroom Three

12'11" x 10'11"

Bedroom Four

8'5" x 12'3"

Bathroom

Garage

37'10" x 12'6"

Driveway

Garden



Ground Floor (sq/m excludes Garage)
Approx. 88.5 sq. metres (930.7 sq. feet)

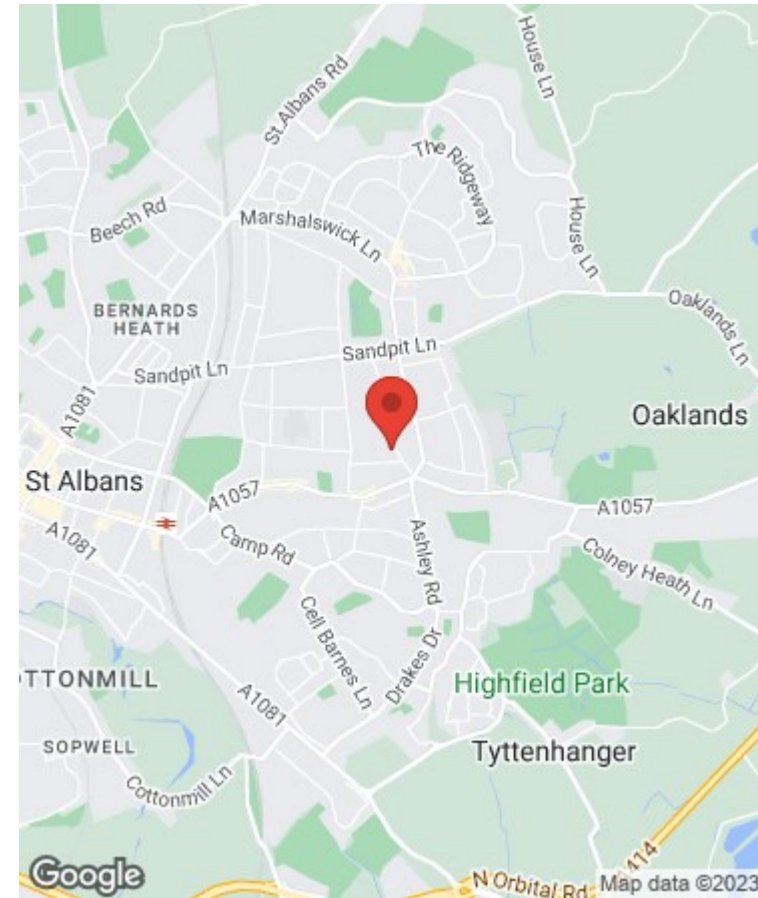


First Floor (sq/m excludes Loft)
Approx. 71.2 sq. metres (766.6 sq. feet)



Total area: approx. 157.7 sq. metres (1697.3 sq. feet)

This floor plan is a guide to layout and is for identification purposes only. It is not to scale and any measurements shown should not be relied upon. SQUARE FOOTAGE/METERAGE when shown INCLUDES ALL AREAS ON PLAN EXCEPT BALCONY/EAVES, unless otherwise indicated. Plan produced using PlanUp.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this company's employment has the authority to make or give any representation or warranty in respect of the property.

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