



**BRADFORD  
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HOWLEY**

HARPENDEN | MARSHALSWICK | ST ALBANS

St. Johns Court, Beaumont Avenue, St. Albans, AL1 4TS  
£650,000

## St. Johns Court, Beaumont Avenue, St. Albans, AL1 4TS

A deceptively spacious five bedroom townhouse with accommodation arranged over three floors. The property provides a flexible layout that can be arranged to meet different needs.

To the front of the property there is driveway providing off street parking and to the rear there is a pleasant west facing garden with impressive workshop.

St Johns Court is a peaceful residential cul-de-sac located off Beaumont Avenue close to well regarded schooling and within walking distance of the mainline station.

There are a number of day to day shops close by that can be found on Hatfield Road or the Quadrant shops in Marshalswick.



## ACCOMMODATION

### Entrance

Pathway leading to front door, opening into:

### Entrance Hall

Spacious welcoming entrance hall, staircase to first floor, doors to:

### Bedroom Four

15'9 x 8'7 (4.80m x 2.62m)

This room can be used in a variety of different ways this is currently the fourth bedroom, window to front, radiator, built in storage cupboards.

### Family Room / Bedroom Five

14'0 x 8'7 (4.27m x 2.62m)

This room is currently used as a home workspace with double doors opening onto the garden, radiator.

### Rear Lobby

The rear lobby with a door opening onto the rear garden is currently set up as utility spaces.

### Shower Room

Washbasin, wc, shower.

## FIRST FLOOR

### Living Room

16'2 x 15'3 (4.93m x 4.65m)

A spacious bright room with large window to the front, radiator, staircase to second floor.

### Kitchen / Diner

10'11 x 15'3 (3.33m x 4.65m)

Open plan space, ideal for a sociable family lifestyle, a range of colourful fitted units, contrasting work surface over, gas hob, oven, microwave, space for fridge freezer, space and plumbing for dishwasher, sink with mixer tap, radiator, large windows overlooking the rear garden.



## SECOND FLOOR

### Bedroom One

10'4 x 9'10 (3.15m x 3.00m)

Double bedroom, fitted wardrobes, radiator, windows overlooking the rear garden.

### Bedroom Two

12'0 x 8'0 (3.66m x 2.44m)

Double bedroom, radiator, window to front, fitted wardrobe.

### Bedroom Three

9'8 x 6'11 (2.95m x 2.11m)

Single bedroom, radiator, window to front.

### Bathroom

Bath, wc, wash handbasin, radiator, window to rear.

## EXTERIOR

### Driveway

Providing off street parking.

### Rear Garden

West facing rear garden, decked area ideal for summer entertaining, steps up to pathway, lawn, shrubs and plants to borders.

### Workshop

Impressive timber workshop with windows and doors opening onto the garden, light and power. This could make an ideal home office for those having to base themselves more frequently at home for work.

### Viewing Information

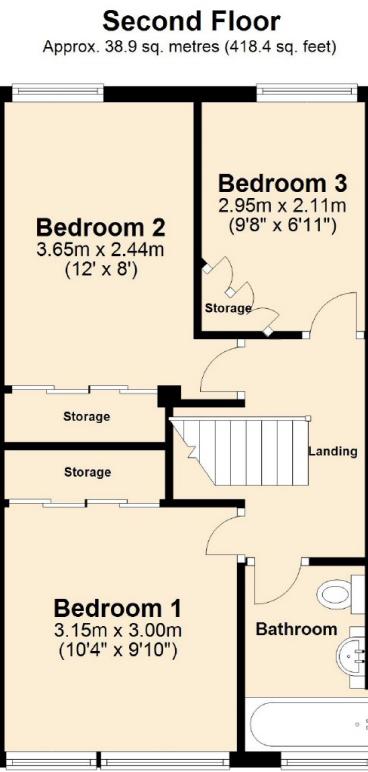
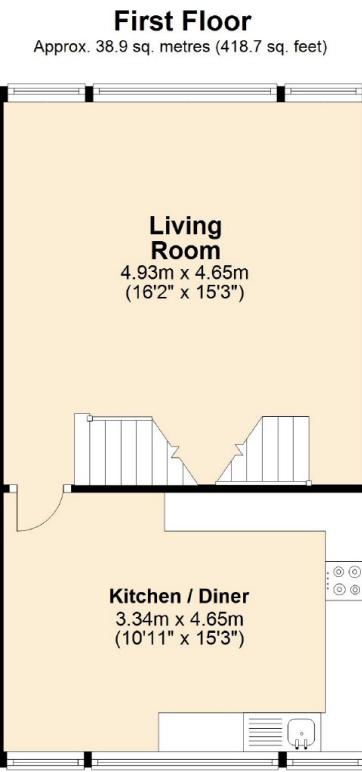
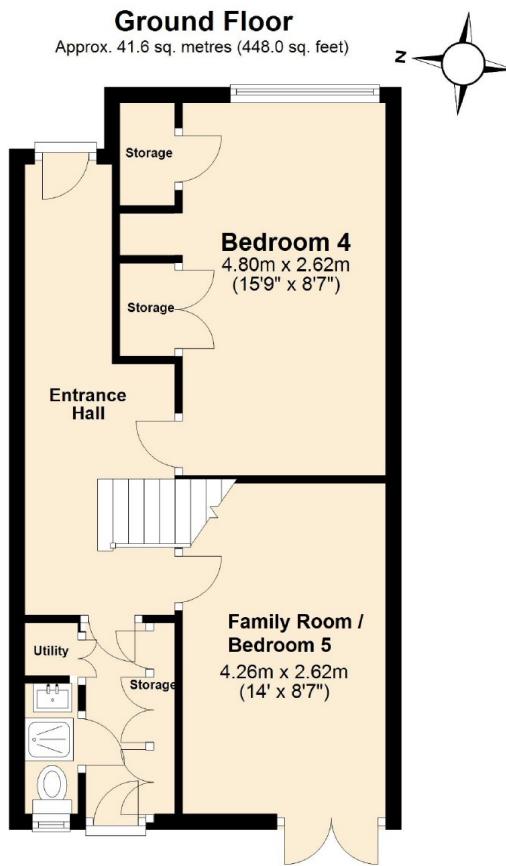
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### Environmental Impact Rating

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating, the less impact it has on the environment.







**Total area: approx. 119.4 sq. metres (1285.0 sq. feet)**

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

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