



**DRUCE**  
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145 Beech Road  
St. Albans, AL3 5AW  
Guide Price £985,000

## 145 Beech Road St Albans

A stunning, fully refurbished and extended 4 double bedroom semi detached house in a highly sought after residential road convenient for regarded schools including Sandringham Secondary School, St Albans Girls School, Garden Fields and Bernards Heath Junior and Infants Schools. The City centre and mainline station are within easy reach as are local shops and the Quadrant shopping parade.

This bright and spacious property offers comfortable living space extending to approx 1,900 sq ft with spacious entrance hall and landings, a bay fronted living room and a 25' x 19' large stunning open plan dining, kitchen, family room with range of new fitted units and boasts a large central island, excellent range of fitted cupboards, high range integrated appliances and full width folding patio doors opening onto large brick terrace and garden -ideal for family and entertaining..

There are 4 double bedrooms and newly fitted bathroom, shower room and guest cloakroom / utility room. Bedroom 1 offers fitted wardrobe cupboards and full height folding patio doors with a glass Juliette balcony screen. The house benefits from double glazed windows throughout, a large skylight in family room / kitchen and velux windows and a new gas boiler. The new gravelled forecourt provides ample off road parking.







## GROUND FLOOR

### Large Entrance Hall

Cupboard with new Gloworm Gas boiler.

### W.C/ Utility

4'7 x 9'7 (1.40m x 2.92m)  
Range of fitted cupboards with recess for washing machine & dryer.

### Living Room

13'2 x 13'11 (4.01m x 4.24m)  
Bay to front.

### Kitchen/ Dining/ Family Room

24'7 x 19'4 (7.49m x 5.89m)  
Recently refitted with range of fitted cupboards. Integrated BOSCH, oven, microwave and central island with induction hob. Large skylight, full width sliding patio doors opening onto large terrace and lawned garden.

### Agents Note

These particulars do not constitute an offer or contract in whole or part. The statements contained herein are made without responsibility on the part of Druce & Partners or the Vendors and they cannot be relied upon as representations of fact. Intending purchasers must satisfy themselves by inspection or otherwise as to their correctness. The Vendors do not make or give, and neither Druce & Partners nor any person in their employment has any authority to make or give, any representation or warranty whatsoever in relation to this property. Measurements and Other Information 1. All measurements are approximate. 2. While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact Druce & Partners and we will be pleased to check the information for you, particularly if contemplating traveling some distance to view the property.

### Viewing

Through **Druce & Partners**, Telephone: **01727 855232** Email: [sales@druce-partners.co.uk](mailto:sales@druce-partners.co.uk)

## FIRST FLOOR

### Large Landing

### Bedroom 2

13'2 x 11'1 (4.01m x 3.38m)

### Bedroom 3

10'10 x 11'9 (3.30m x 3.58m)

### Bedroom 4

11' x 9'7 (3.35m x 2.92m)

### Refitted Bathroom

## SECOND FLOOR

### Landing

### Bedroom 1

19'4 x 15'1 (5.89m x 4.60m)  
Double glazed full height folding patio doors with glass Juliet balcony.

### Refitted Shower Room

## OUTSIDE

### Rear Graden

65' (19.81m)

New large brick patio with steps up to lawned fenced garden.

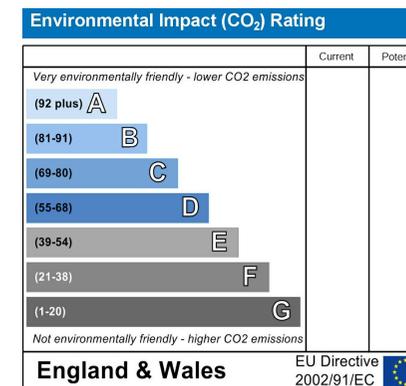
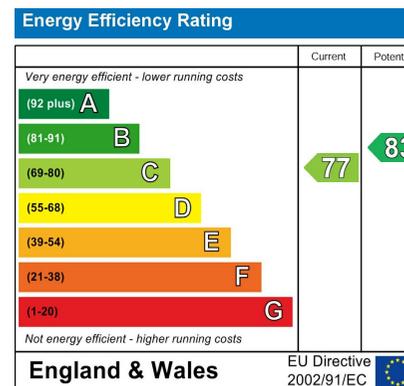
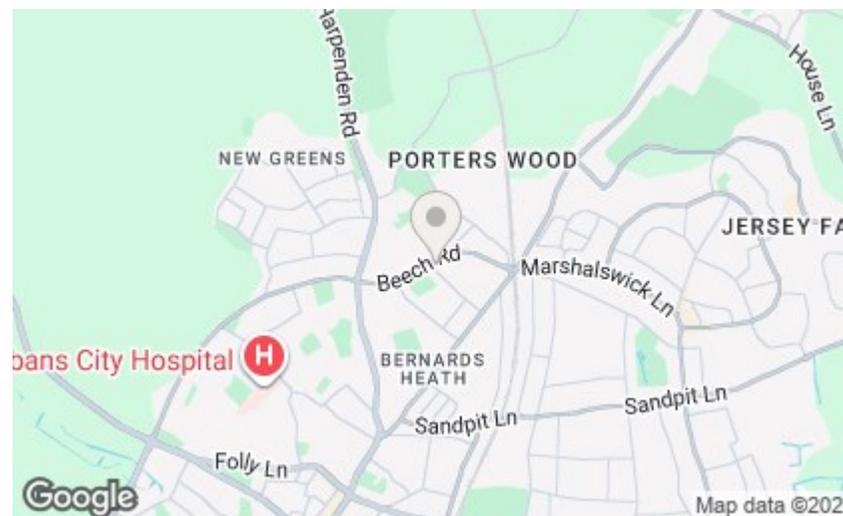
## ALL MAINS SERVICES

### EPC

Energy rating - C

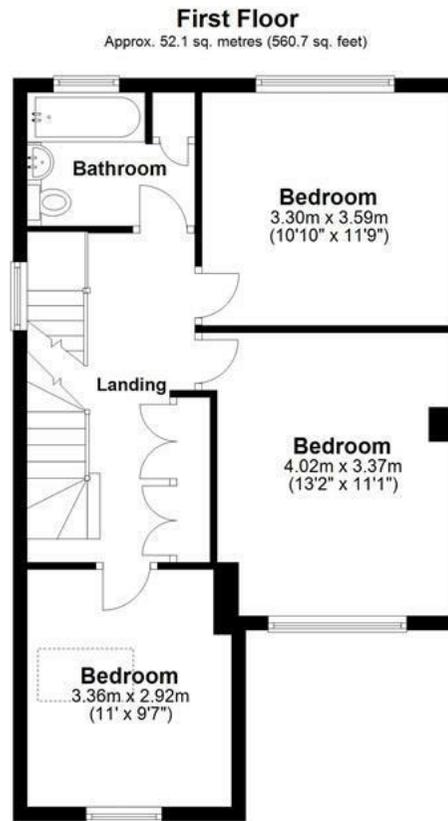
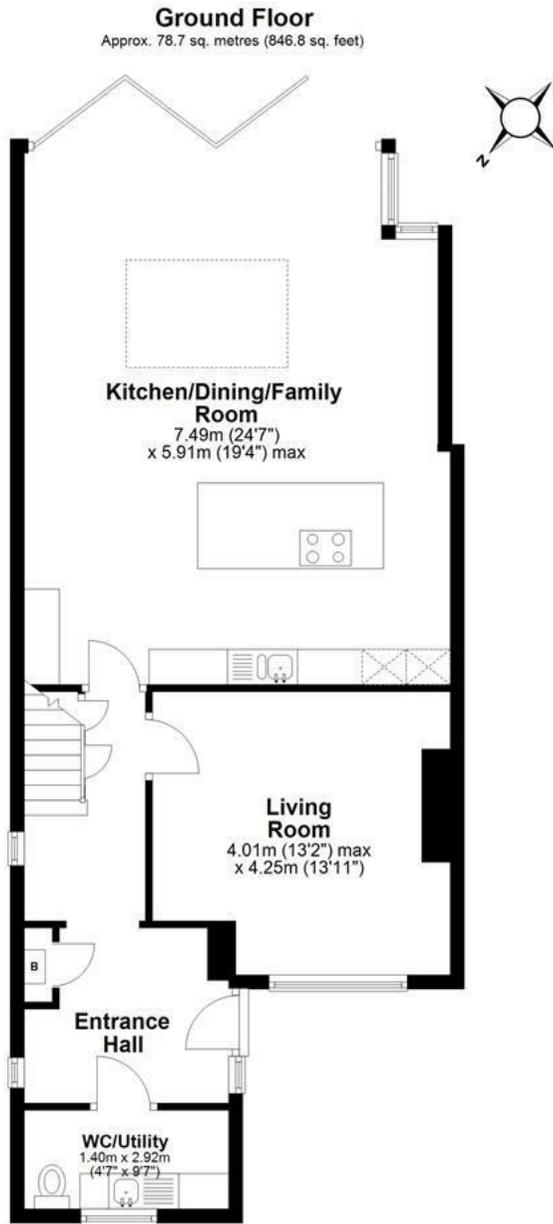
### Council Tax

Band - E - £2818p.a









Total area: approx. 173.6 sq. metres (1868.3 sq. feet)

The Floor Plan is not to Scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared with due diligence and whilst we have confidence in the information produced it should not be relied upon. Maximum lengths and widths are represented on the plan. If there are any aspects of particular importance, you should carry out or commission your own inspection of the property. Copyright © SKMSTUDIO

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