



Beechwood Avenue, St Albans, AL1 4YA
POA



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AL1 4YA

An exciting opportunity to view proposed plans for an executive four or five bedroom semi-detached home encompassing stunning open plan kitchen/diner with utility room, two en-suites to bedrooms with a very contemporary feel. Currently in need of complete refurbishment and extension with planning permission and building regs granted for a dwelling in excess of 1,700 sq ft, to create a high quality newly renovated property with the latest technology. The property is available in its current state or ready to move in. The proposed plans can be altered to the discerning buyers taste.

Beechwood Avenue is conveniently located close to highly regarded schools to include Oakwood Primary and Beaumont secondary schools. The mainline station with regular trains into London St Pancras is approximately 1.2 miles away. There are a good selection of day to day shopping facilities close by at both the Quadrant shopping parade and along Hatfield Road.



Viewing Information

BY APPOINTMENT ONLY THROUGH PUTTERILLS, THROUGH WHOM ALL NEGOTIATIONS SHOULD BE CONDUCTED.

Environmental Impact Rating

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO2) emissions. The higher the rating, the less impact it has on the environment.

Note

Please note that the artist impressions are for illustrative purposes only.

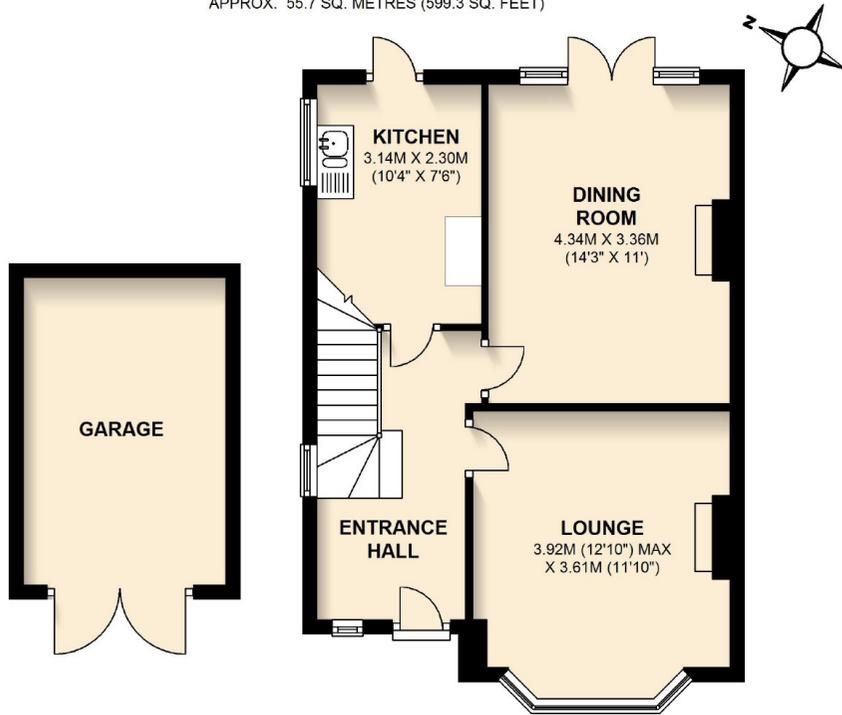
Planning Drawings

Proposed building control drawings and proposed planning drawings are available on request.



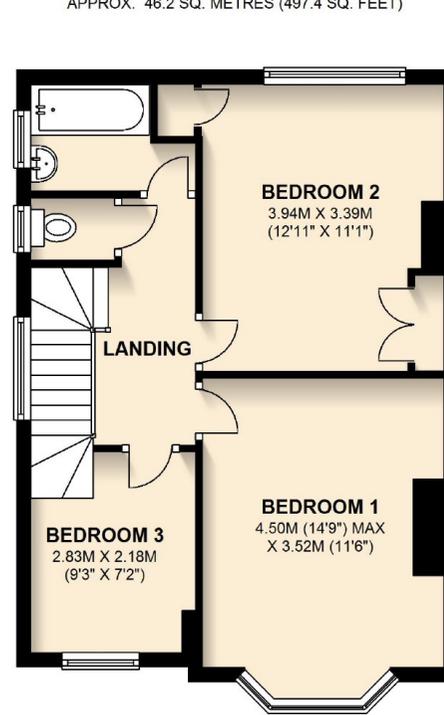
GROUND FLOOR

APPROX. 55.7 SQ. METRES (599.3 SQ. FEET)

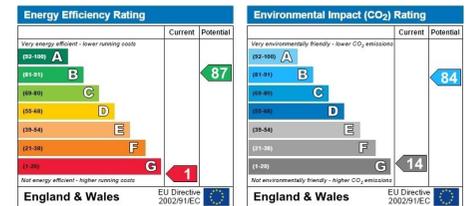


FIRST FLOOR

APPROX. 46.2 SQ. METRES (497.4 SQ. FEET)



TOTAL AREA: APPROX. 101.9 SQ. METRES (1096.6 SQ. FEET)



Tel: 01727 856999
5 The Quadrant
Marshalswick
St Albans
Herts
AL4 9RA
Email:

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. We have not tested any of the services, equipment or fittings. No persons 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 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 price.

