



22 Ragged Hall Lane, St. Albans, AL2 3LF

Guide price £900,000 Freehold



Paul Barker  
ESTATE AGENTS

## 22 Ragged Hall Lane

St. Albans, AL2 3LF

A fantastic opportunity to purchase Oakbeam House, a well-presented three-bedroom detached home on Ragged Hall Lane, ideally situated within easy reach of excellent local schools, the City centre, and mainline transport links. The property offers spacious and versatile accommodation with scope for further enhancement and is offered to the market with no onward chain.

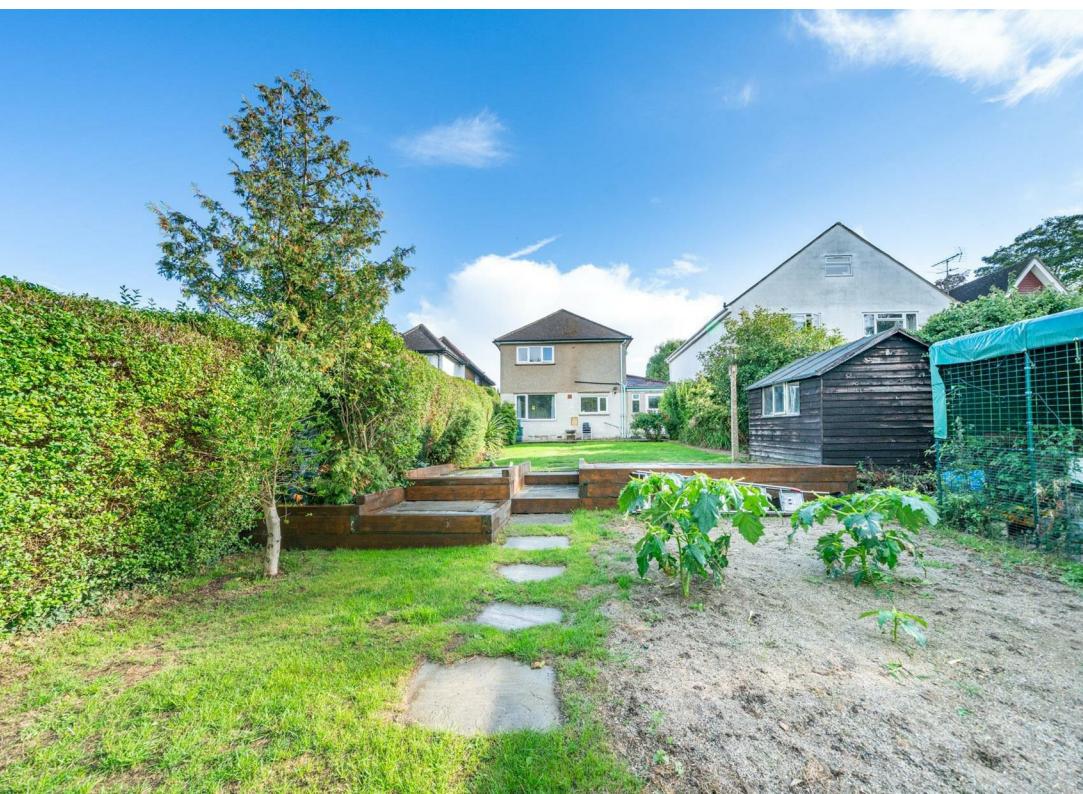
A welcoming entrance hall provides access to the main reception rooms and staircase rising to the first floor. To the front, the bright and airy living room features a large picture window and a feature fireplace. A separate dining room sits to the rear, perfectly positioned for entertaining and family meals. The kitchen is fitted with a range of wall and base units with recesses for appliances, and from here, a door leads into a practical utility/shower room with a W.C., offering excellent convenience. Completing the ground floor is the integral garage, which could also offer potential for conversion, subject to the necessary planning permission.

On the first floor, the landing gives access to three well-proportioned bedrooms. The principal bedroom and the second bedroom are both comfortable doubles, while the third is a generous single, ideal as a child's room or study. A family bathroom with a bath, basin, and W.C. concludes the first-floor accommodation.

Externally, the property benefits from a front garden and driveway providing off-road parking and access to the garage. To the rear, a wonderful 104ft private garden offers a pleasant outdoor space, a patio, a lawn and mature shrubs, with ample potential for landscaping and entertaining.

Ragged Hall Lane is ideally positioned close to local shops, well-regarded schools, and convenient transport links, this charming home combines everyday practicality with long-term potential in one of St Albans' most popular residential areas.





## ACCOMMODATION

### Entrance Hall

### Living Room

12 x 11'10 (3.66m x 3.61m)

### Dining Room

11 x 10 (3.35m x 3.05m)

### Kitchen

7'10 x 8'11 (2.39m x 2.72m)

### Utility/Shower Room

7'10 x 9'2 (2.39m x 2.79m)

## FIRST FLOOR

### Landing

### Bedroom 1

12 x 10'1 (3.66m x 3.07m)

### Bedroom 2

11 x 10'1 (3.35m x 3.07m)

### Bedroom 3

8'7 x 8'10 (2.62m x 2.69m)

### Bathroom

### W.C.

## OUTSIDE

### Driveway

### Integral Garage

15'1 x 7'11 (4.60m x 2.41m)

### Front Garden

### Rear Garden

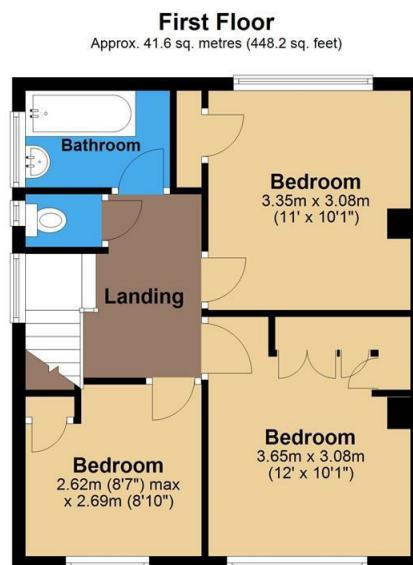
105 (32.00m)

## Floor Plan

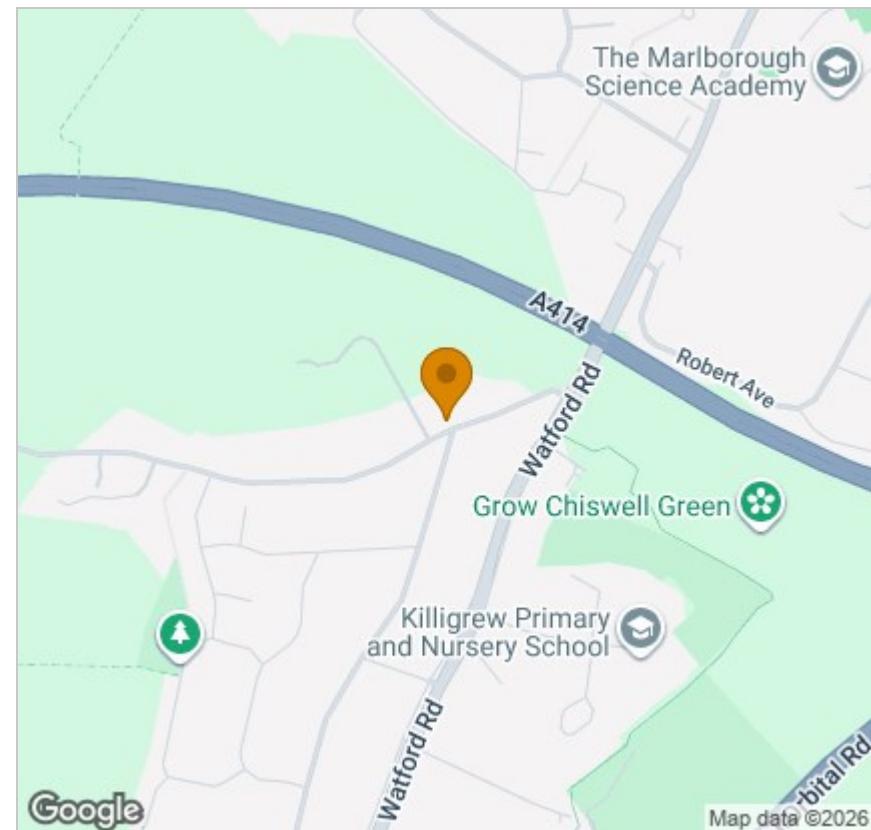


The Floor Plan is not to Scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared with due diligence and whilst we have confidence in the information produced it should not be relied upon. Maximum lengths and widths 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

Plan produced using PlanUp.



## Area Map



## Viewing

Please contact our Office on 01727 223344 if you wish to arrange a viewing appointment for this property or require further information.

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## Energy Efficiency Graph

