



14 Oakwood Drive, St Albans, AL4 0XD

Guide price £725,000 Freehold



Paul Barker  
ESTATE AGENTS

## 14 Oakwood Drive

St Albans, AL4 0XD

A bay fronted three-bedroom semi-detached house located approx. 207 metres from the highly regarded Beaumont secondary school. The property offers excellent potential to extend to the side, rear, and into the loft (subject to planning permission) and is offered with no onward chain.

A part-glazed front door opens into a welcoming entrance hall with a turning staircase to the first floor with storage beneath. There is also a convenient downstairs WC. The generously sized living room features a bay window to the front and sliding patio doors to a conservatory, which has windows to the side and rear and further patio doors leading to the garden. The dual-aspect kitchen provides a range of basic floor units, space for appliances, and a door to the side of the property.

On the first floor, the landing has a window to the front and gives access to three well-proportioned bedrooms, two of which benefit from built-in storage. The bathroom is fitted with a shower, basin, and WC.

Outside, the front garden is low maintenance with mature bushes and planting to the sides. A block-paved driveway provides off-street parking and continues through double gates to a detached garage at the rear. The superb rear garden extends to over 100 feet and includes a lawn, patio area, and a selection of established trees, shrubs, and plants.

Oakwood Drive is conveniently located close to Beaumont School, as well as Oakwood and Fleetville Primary Schools. Local shopping is available nearby, with a smaller parade close at hand and a wider range of shops, cafes, and amenities in Fleetville and The Quadrant, including an M&S Foodhall.





## ACCOMMODATION

### Entrance hall

### Living Room

19'0 x 10'11 (5.79m x 3.33m)

### Conservatory

12'6 x 10'11 (3.81m x 3.33m)

### Kitchen

14'11 x 8'11 (4.55m x 2.72m)

### W.C.

## FIRST FLOOR

### Landing

### Bedroom

11'10 x 10'11 (3.61m x 3.33m)

### Bedroom

11'1 x 10'11 (3.38m x 3.33m)

### Bedroom

9'1 x 8'6 (2.77m x 2.59m)

### Bathroom

## OUTSIDE

### Frontage

### Rear Garden

100 (30.48m)

### Garage

16'0 x 7'1 (4.88m x 2.16m)



## 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  
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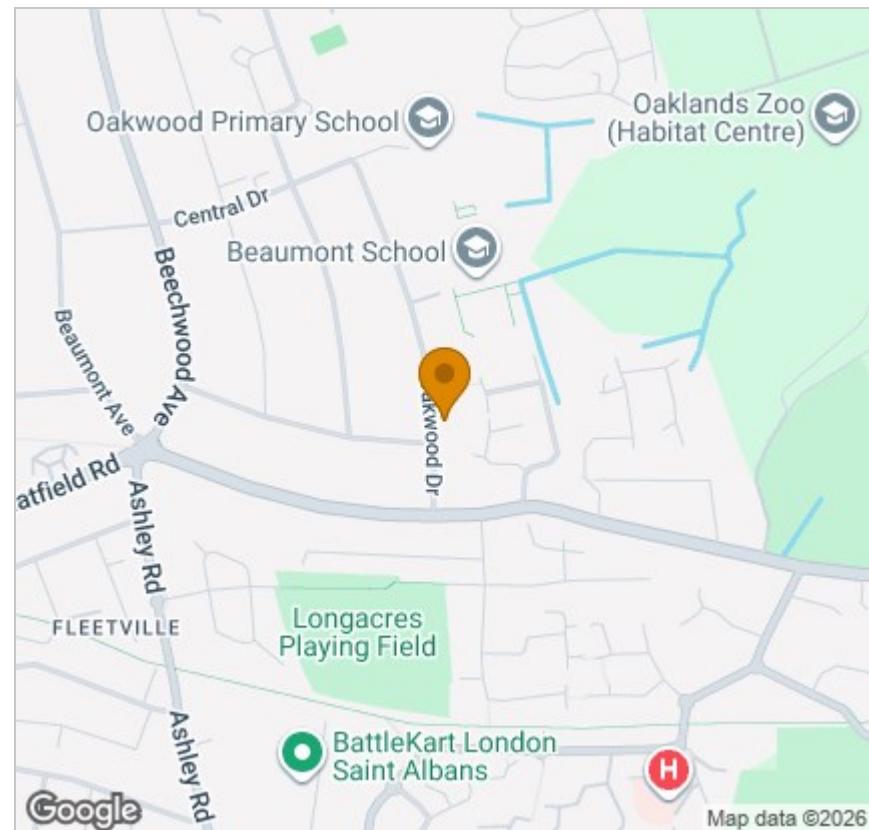
## Viewing

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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Longmire House 36-38 London Road, St Albans, AL1 1NG  
01727 223344 | Email: [sales@paul-barker.co.uk](mailto:sales@paul-barker.co.uk) | [www.paul-barker.co.uk](http://www.paul-barker.co.uk)

## Area Map



## Energy Efficiency Graph

