



Oakwood Drive, St Albans, AL4 0XA

Price £675,000



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Within close proximity to excellent schools is this wonderful three bedroom semi-detached home ideal for family living. The property has been modified to lend itself perfectly to exactly that, offering a brilliant opportunity for someone to grow into and improve. With a large rear garden nearing 80ft in length and a front garden capable of paving over into a driveway, there is plenty on offer for this home.

Oakwood Drive 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.



ACCOMMODATION

Entrance

Front door opening to:

Entrance Hall

Solid timber flooring panels, stairs to first floor and doors to kitchen and living/dining room.

Downstairs Shower

Vinyl flooring, shower cubicle, low level w/c, wash hand basin, radiator and window to side.

Kitchen 15'1 x 9'0 (4.60m x 2.74m)

Laminate flooring, gas hob with extractor fan over, electric oven, tiled splashbacks, laminate worktops, window and door to rear garden, space for washing machine, dishwasher and tumble dryer.

Lounge/Diner 20'0 (max) x 11'0 (6.10m (max) x 3.35m)

Double glazed sliding door to conservatory, bay window to front, radiator and feature gas fireplace

Conservatory 15'7 x 10'4 (4.75m x 3.15m)

Dwarf height brick built walls, double glazed throughout, laminate flooring, double glazed doors to rear garden.

FIRST FLOOR

Landing

Windows to front and side, doors leading to main accommodation bedrooms one, two and three and family bathroom.



**Bedroom One 12'2 (max) x 11'0
(3.71m (max) x 3.35m)**

Double glazed bay window to front,
fitted wardrobes and radiator.

**Bedroom Two 11'0 x 10'8 (3.35m x
3.25m)**

Double glazed window to rear,
radiator.

**Bedroom Three 9'0 x 8'1 (2.74m x
2.46m)**

Double glazed window to rear,
radiator.

Bathroom

Vinyl flooring, low level w/c, pedestal
wash hand basin, side panel bath,
window to side.

EXTERIOR

Front Garden

Well manicured front garden area
with shingle pathway and mature
shrub borders leading to front door
of the property. There is a shared
access driveway for two cars leading
to a detached garage in need of
some renovation.

Rear Garden

Viewing Information

BY APPOINTMENT ONLY WITH
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.





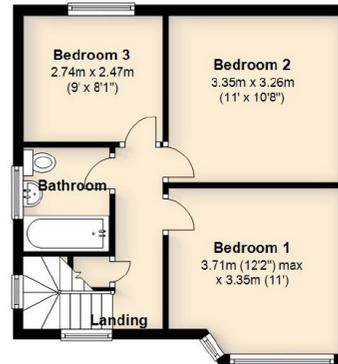
Ground Floor

Approx. 59.3 sq. metres (638.7 sq. feet)



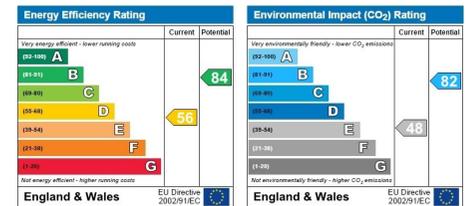
First Floor

Approx. 39.0 sq. metres (419.9 sq. feet)



Total area: approx. 98.4 sq. metres (1058.6 sq. feet)

Not to Scale. For identification purposes only.
Plan produced using PlanUp.



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