



High Oaks, St. Albans, AL3 6DN

welcome to

High Oaks, St. Albans

Perfectly located for reputable schooling this thoughtfully extended family home has its own superb purpose built Annexe with its own access making it ideal for multi-generational living, guest space or renting. The property has been designed and renovated to a high standard throughout.



High Oaks, St. Albans, AL3

Approximate Area = 1325 sq ft / 123 sq m

Annexe = 366 sq ft / 34 sq m

Outbuilding = 53 sq ft / 4.9 sq m

Total = 1744 sq ft / 161.9 sq m

For identification only - Not to scale



Ground Floor

Cloak Room

Lounge

16' 1" max x 13' 8" max (4.90m max x 4.17m max)

Kitchen

22' 6" max x 11' 2" max (6.86m max x 3.40m max)

Utility Room

6' 9" x 5' 3" (2.06m x 1.60m)

Reception Room/Bedroom 4

10' x 9' 3" (3.05m x 2.82m)

First Floor

Bedroom 1

13' 7" max x 11' 11" (4.14m max x 3.63m)

Bedroom 2

12' 1" max x 11' 11" (3.68m max x 3.63m)

Bedroom 3

10' 3" max x 10' 4" max (3.12m max x 3.15m max)

Bathroom

Annexe

Lounge/Kitchen

17' 10" max x 11' 8" max (5.44m max x 3.56m max)

Bedroom

11' 3" x 8' 11" (3.43m x 2.72m)

Shower Room

6' 9" x 6' 1" (2.06m x 1.85m)



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n̄schem 2025. Produced for William H Brown. REF: 1332772

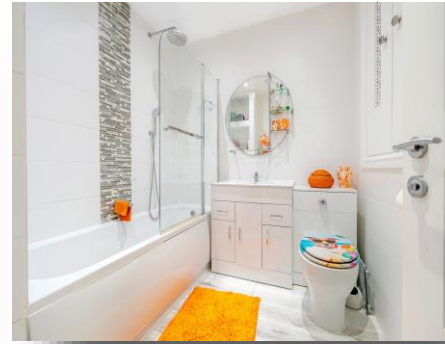
welcome to

High Oaks, St. Albans

- Extended Property
- Purpose-Built Annex
- 4 Bedrooms
- Driveway for Multiple Cars
- Jack & Jill En-Suite Shower Room

Tenure: Freehold EPC Rating: C
Council Tax Band: C

£800,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/ALB105919



Property Ref:
ALB105919 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01727 834838



StAlbans@williamhbrown.co.uk



6 Chequer Street, ST. ALBANS, Hertfordshire,
AL1 3XZ



williamhbrown.co.uk