



18 Kestrel Way, St. Albans, AL4 0NT  
Guide price £540,000 Freehold

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## 18 Kestrel Way

St. Albans, AL4 0NT

A stylishly presented two double bedroom mid-terraced house within the sought after Oaklands Grange development with the benefit of an allocated car parking spaces and a south-facing rear garden. The property is located within approx. 603 meters of the Outstanding Beaumont secondary school and 404 meters of Oakwood primary school.

The property begins with a welcoming hallway, stairs to the first floor and a door leading in to a bright and generous living room moving through to fully fitted kitchen and dining area with high gloss wall and base units, a gas hob and oven with a rear window and french doors opening out on to a secluded garden. A separate downs stairs W.C with potential to also be a utility area and a storage cupboard under the stairs concludes the ground floor.

The first floor landing has a hatch to the loft, a generously sized master bedroom with two windows with a front aspect, a further second bedroom with a sunny southerly rear aspect and a family bathroom with a contemporary white suite.

Externally there's a pleasant frontage with a pathway to the front door, a lawn and established bushes to each side. The delightful rear garden enjoys a patio area which is ideal for entertaining, a pathway leading to a further patio at the rear with shed and a lawn. There's a pathway at rear of the garden via a gate leading to two allocated car parking spaces.

Oaklands Grange enjoys plenty of open space and a children's play area and is perfectly situated close to a wide variety of shops and eateries at the Quadrant shopping parade, open countryside and only a short distance to St Albans vibrant City Centre.

There is an option to purchase this property under the Shared Ownership Scheme from £270,000. Please enquire with Paul Barker Estate Agents for further details.





## ACCOMMODATION

Hallway

Living Room

12'8 x 12'1 (3.86m x 3.68m)

Kitchen/Dining Room

9'5 x 15'6 (2.87m x 4.72m)

Downstairs W.C

FIRST FLOOR

Master Bedroom

14'3 x 15'6 (4.34m x 4.72m)

Bedroom Two

9'2 x 15'6 (2.79m x 4.72m)

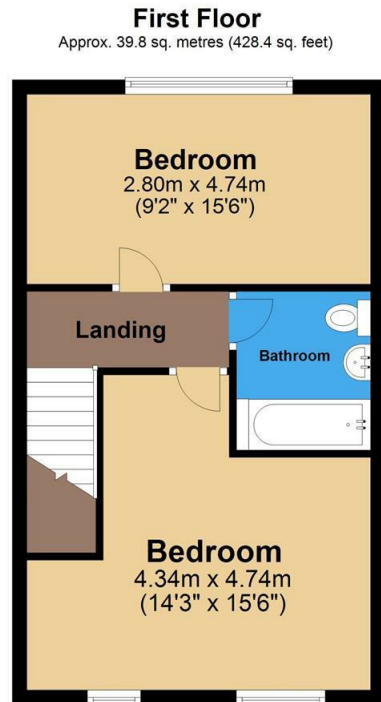
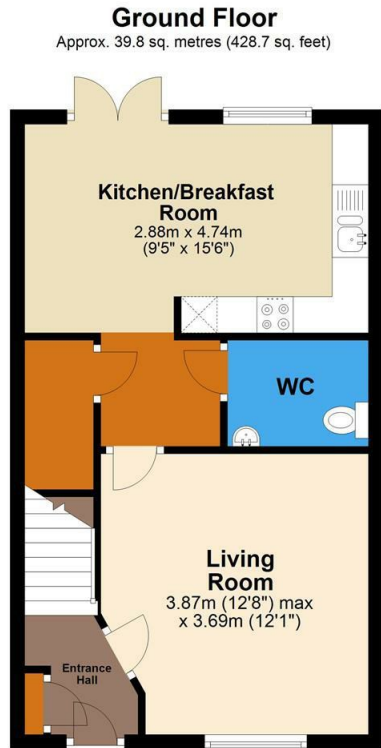
Family Bathroom

EXTERNAL

Rear Garden

Allocated Parking

## Floor Plan



Total area: approx. 79.6 sq. metres (857.1 sq. feet)

Disclaimer - Floor plan is for marketing purposes only and is to be used as a guide - SKM Studio Plan produced using PlanUp.

## Viewing

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Area Map



## Energy Efficiency Graph

