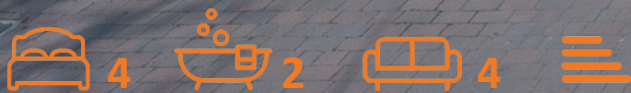




26 Oaklands Lane, St Albans, AL4 0HR

Guide price £825,000 Freehold



26 Oaklands Lane

St Albans, AL4 0HR

A superb three/four-bedroom semi-detached family home, nestled in a quiet lane in the sought-after Smallford area, just east of St Albans. This skilfully extended property offers versatile living space, currently used as a home treatment room/small business but easily adaptable as a granny annexe or au pair accommodation.

A part-glazed front door opens into a welcoming entrance hall, with stairs to the first floor and access to a cloakroom/W.C. The generously proportioned lounge features a charming fireplace and a front-facing window. At the heart of the home, the open-plan kitchen/dining/family room boasts bi-fold doors and a rear window overlooking the garden. The high-quality kitchen includes a range of fitted units and a sociable island unit, perfect for family life. A door leads to a cosy snug, which also opens onto the garden through double doors.

A utility room provides additional storage and connects to a versatile treatment room, which includes a private office and a downstairs W.C. There is also an additional ground-floor bedroom, which could serve as another reception room if desired.

Upstairs, a bright landing leads to the spacious principal bedroom, which benefits from a luxurious en-suite featuring a wet-room-style shower, bath, basin, and W.C. There are two further well-proportioned bedrooms and a stylish family bathroom suite.

Externally, the property offers a generous block-paved driveway with ample off-street parking. The impressive 150ft rear garden features a patio area, a well-maintained lawn, two sheds, and a summer house with light, power, and a covered seating area —ideal for outdoor relaxation.

Oaklands Lane provides a semi-rural setting, with open green spaces and Smallford Farm Shop nearby, while still offering easy access to St Albans city centre and excellent transport links, including the M25 & M1 motorway network.





ACCOMMODATION

Entrance Hall

Kitchen/Dining/Family Room

27'7 x 12'11 (8.41m x 3.94m)

Utility

Lounge

18'9 x 11'2 (5.72m x 3.40m)

Snug

12'10 x 8'8 (3.91m x 2.64m)

Treatment Room

12'10 x 10'6 (3.91m x 3.20m)

Office

13'0 x 11'1 (3.96m x 3.38m)

Bedroom

11'5 x 10'7 (3.48m x 3.23m)

W.C.

FIRST FLOOR

Landing

Bedroom

14'5 x 11'2 (4.39m x 3.40m)

En-Suite

Bedroom

10'5 x 10'4 (3.18m x 3.15m)

Bedroom

10'7 x 7'8 (3.23m x 2.34m)

Bathroom

OUTSIDE

Frontage

Rear Garden

150 (45.72m)

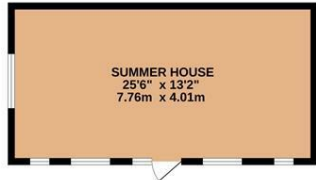
Summer House

25'5 x 13'2 (7.75m x 4.01m)

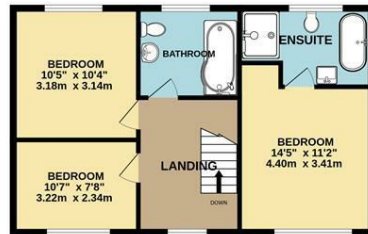
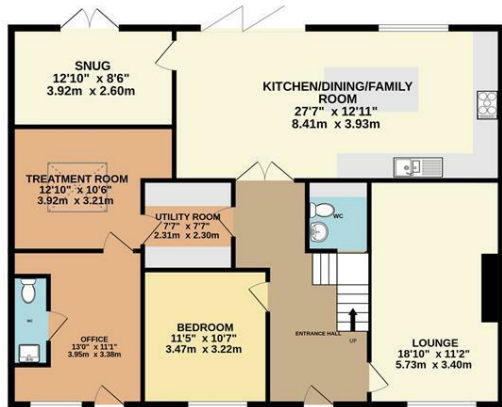


Floor Plan

GROUND FLOOR
1314 sq.ft. (122.1 sq.m.) approx.



1ST FLOOR
541 sq.ft. (50.3 sq.m.) approx.



PLUS GARDEN ROOM - APPROX. 334.9

TOTAL FLOOR AREA : 1856sq.ft. (172.4 sq.m.) approx.

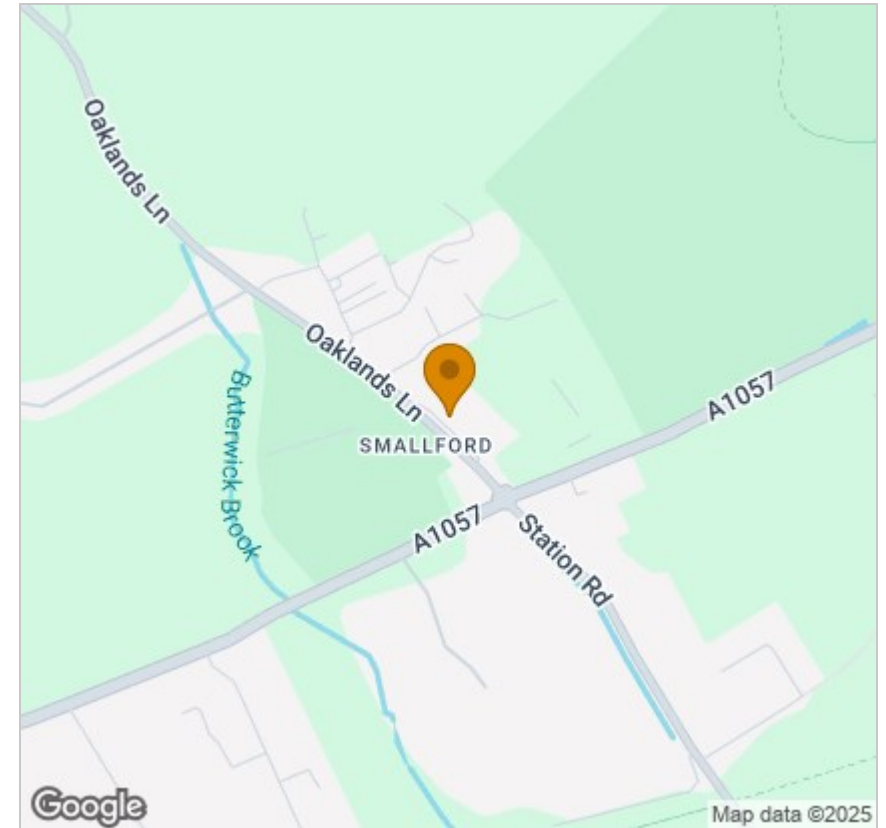
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.

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

