



10 Kestrel Way, St. Albans, AL4 0NT

Guide price £410,000 Leasehold



Paul Barker  
ESTATE AGENTS

## 10 Kestrel Way

St. Albans, AL4 0NT

This beautifully presented two-bedroom modern Coach House offers bright and stylish accommodation in a sought-after location, with the added advantage of no onward chain.

A private entrance leads upstairs to a spacious open-plan living area, where a dual-aspect design fills the space with natural light. This inviting setting provides ample room for both relaxation and entertaining, with a fully fitted kitchen featuring modern appliances, stylish countertops, and generous storage.

The property boasts two well-proportioned bedrooms, both offering a peaceful retreat with plenty of natural light. Completing the accommodation is a contemporary family bathroom.

Further benefits include an integrated garage beneath the property, housing the gas boiler, along with off-road parking for two cars. The garage presents an exciting opportunity for conversion into additional accommodation, subject to straightforward modification and building regulations approval.

Located in the desirable Oaklands Grange, the property enjoys open green spaces and a children's play area. It is conveniently close to The Quadrant shopping parade, offering a variety of shops and eateries, as well as scenic open countryside. St Albans' vibrant city centre and train station are just a short distance away, with a regular bus service providing easy access.





## ACCOMMODATION

### Hallway

**Kitchen/Lounge/Dining Room**  
**17'6 x 12'11 (5.33m x 3.94m)**

### Bedroom

**13'10 x 11'1 (4.22m x 3.38m)**

### Bedroom

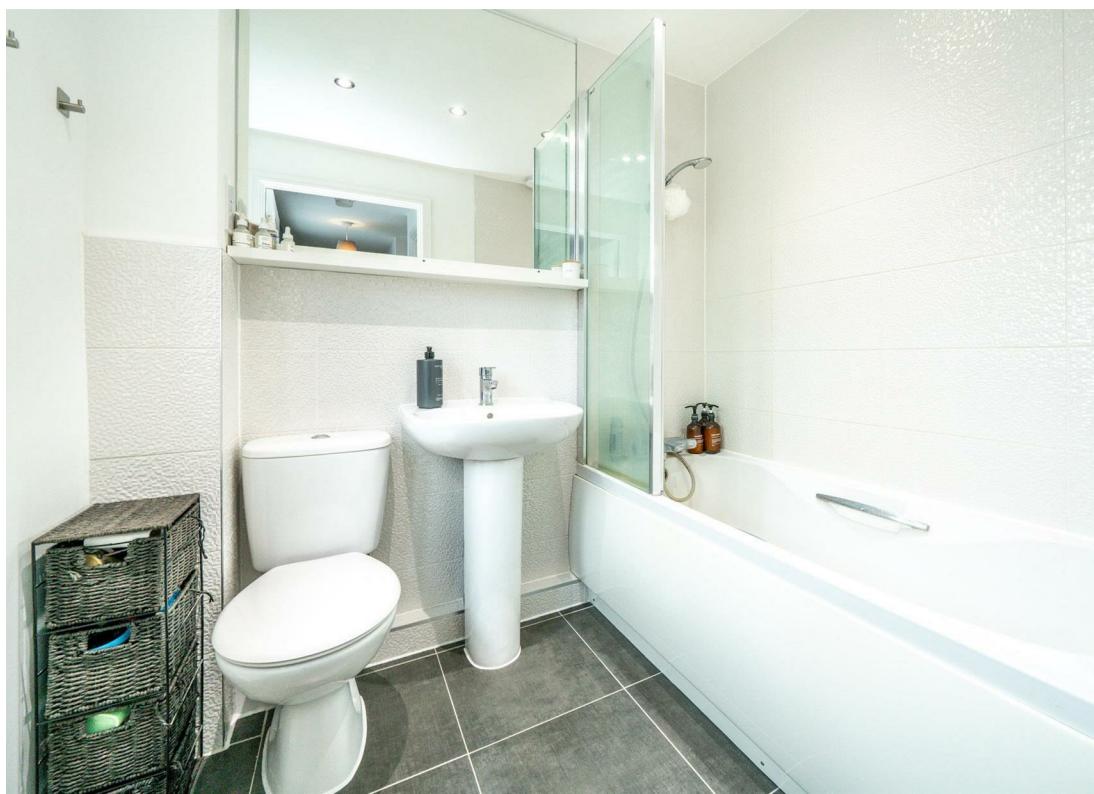
**13'10 x 8'6 (4.22m x 2.59m)**

### Bathroom

### OUTSIDE

### Garage

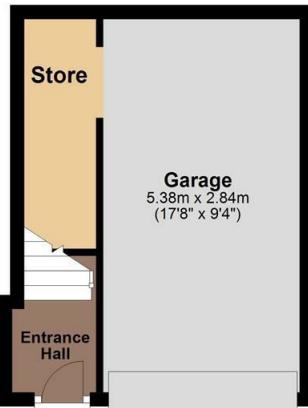
**17'8 x 9'4 (5.38m x 2.84m)**



## Floor Plan

### Ground Floor

Approx. 21.6 sq. metres (232.5 sq. feet)



### First Floor

Approx. 54.3 sq. metres (584.3 sq. feet)



Total area: approx. 75.9 sq. metres (816.8 sq. feet)

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  
Plan produced using PlanUp.

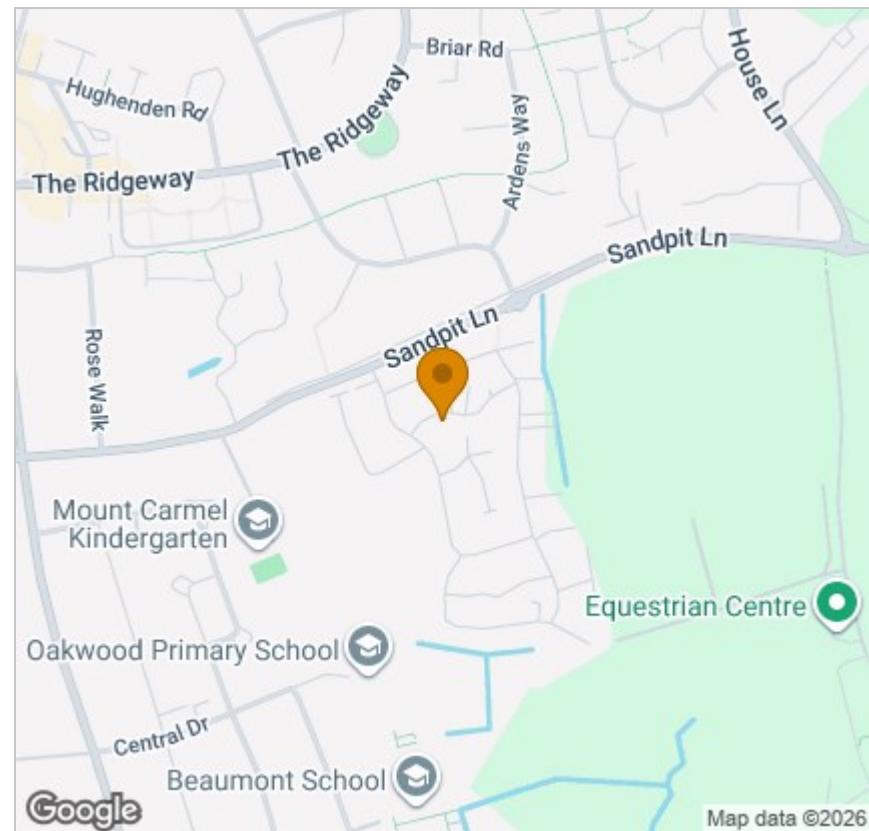
## Viewing

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

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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

