



58 High Oaks, St. Albans, AL3 6DN

Guide price £800,000 Freehold





## 58 High Oaks

St. Albans, AL3 6DN

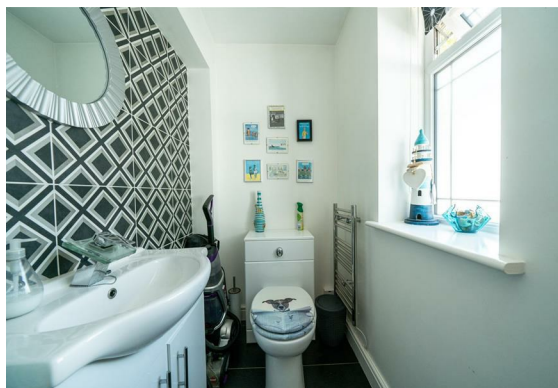
A superbly presented and skilfully extended three double bedroom end-of-terrace home situated in the popular New Greens area of St Albans, further enhanced by a detached, self-contained annexe located at the end of the rear garden, ideal for guests, extended family, or potential rental use.

The property opens into a welcoming entrance hall with stairs to the first floor and access to a convenient downstairs cloakroom/WC. To the rear, the extended lounge enjoys an abundance of natural light through bi-folding doors that lead directly out to the garden. The stylish kitchen/breakfast room features a range of modern wall and base units, bi-folding doors to the garden, and a door to a practical utility room. There is also an additional reception room at the front of the house, currently used as a snug or guest bedroom, offering flexibility for a variety of uses.

Upstairs, the first-floor landing provides access to the loft and all bedrooms. The principal bedroom overlooks the rear garden, features fitted wardrobes, and benefits from access to a Jack and Jill ensuite shower room, shared with the third bedroom. The second bedroom is also a generous double with fitted wardrobes and views over the garden, while a well-appointed family bathroom completes the accommodation.

Outside, the property offers ample off-street parking on the front driveway. The rear garden is designed for both relaxation and entertaining, with an extensive covered patio area leading to a lawn and a pathway to the detached annexe. This versatile space includes its own private entrance hall, a spacious lounge open to a fitted kitchen, a double bedroom with built-in wardrobe, and a stylish shower room.

High Oaks is ideally located to the north of St Albans City Centre, within easy reach of local shops and highly regarded schools, including Garden Fields Primary and St Albans Girls' School. The city centre and mainline train station are both within approximately 1.5 miles.







## ACCOMMODATION

Entrance Hall

WC

Snug/Guest Bedroom

10'1 x 9'3 (3.07m x 2.82m)

Lounge

16' x 13'8 (4.88m x 4.17m)

Covered Porch Area

15' x 8' (4.57m x 2.44m)

Utility

Kitchen/Breakfast Room

17 x 9 (5.18m x 2.74m)

## FIRST FLOOR

Bedroom 1

12 x 11 (3.66m x 3.35m)

Jack and Jill Bathroom

Bedroom 3

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

Bedroom 2

12' x 9'2 (3.66m x 2.79m)

Family Bathroom

## OUTSIDE

Garden Room

8'9 x 5'11 (2.67m x 1.80m)

## ANNEXE

Lounge

11'9 x 10'7 (3.58m x 3.23m)

Kitchen

9'7 x 6'9 (2.92m x 2.06m)

Shower Room

Bedroom

11'4 x 8'11 (3.45m x 2.72m)

Front Paved driveway

Rear Garden

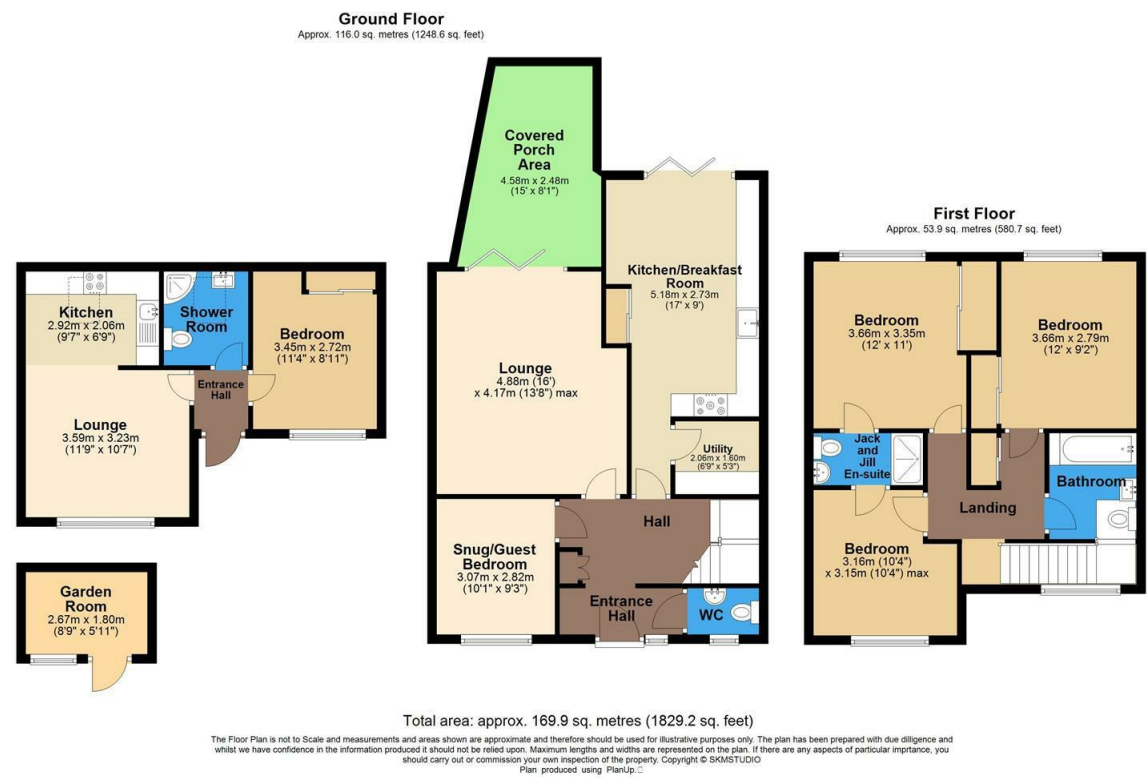
Covered Porch area

15 x 11 max (4.57m x 3.35m max)





Floor Plan

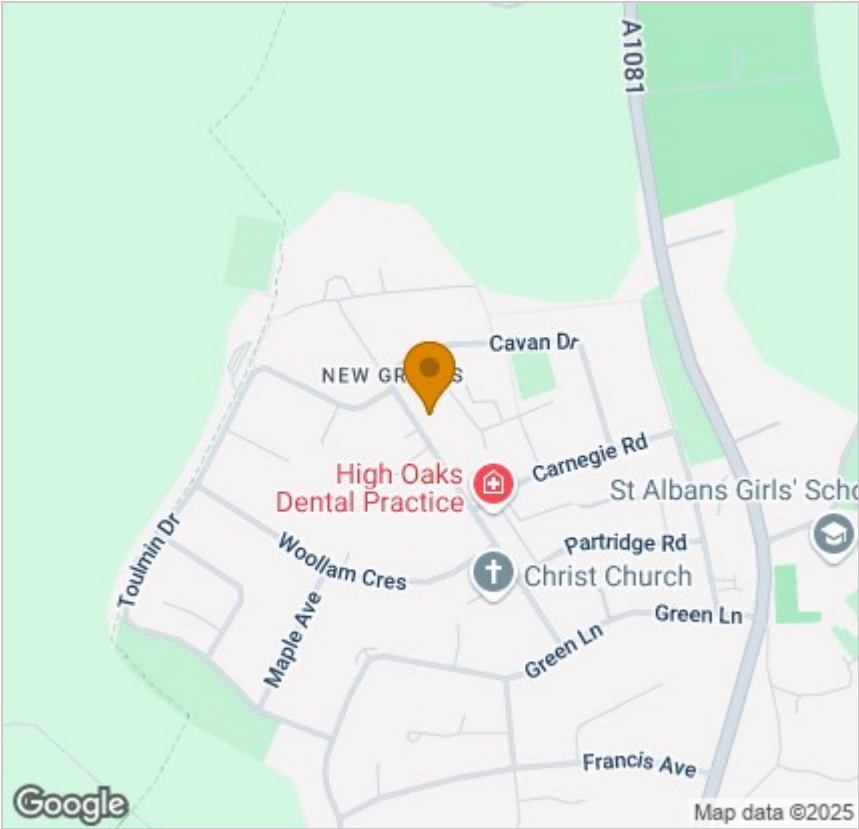


Viewing

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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Area Map



Energy Efficiency Graph

