



17 Harrier End, St. Albans, AL4 0LD

Guide price £460,000 Freehold



Paul Barker  
ESTATE AGENTS



## 17 Harrier End

St. Albans, AL4 0LD

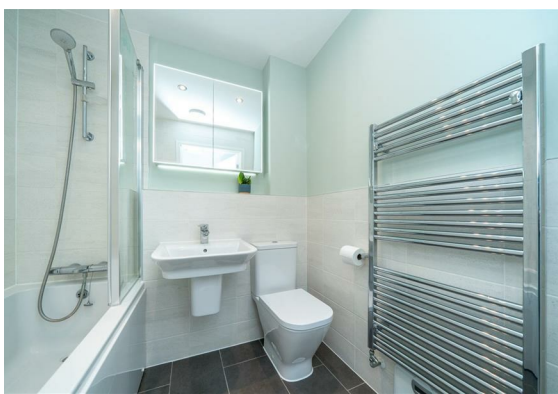
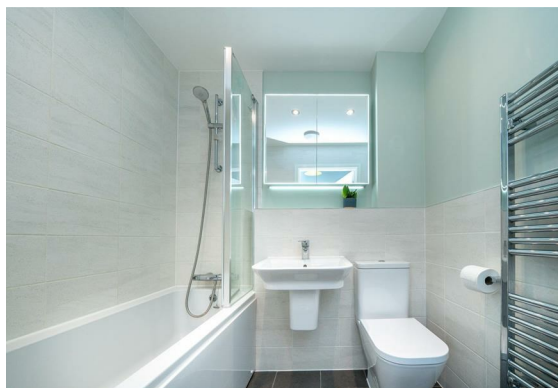
A stunning two-bedroom Coach House with two garages and off-road parking presenting a perfect blend of comfort and style offering a modern living experience in a sought-after location. Whether you're a first-time buyer, a couple, or looking to downsize, this unique property is a must-see!

The accommodation begins with a private entrance leading upstairs to a spacious open-plan living room enjoying an airy, light-filled dual aspect living area with plenty of room for both relaxation and entertaining, a dining area and a modern kitchen fully equipped with fitted appliances, sleek countertops, and ample storage space, ideal for cooking up your favourite meals.

There are two generous bedrooms, both offering bespoke built-in wardrobes and plenty of natural light, providing a peaceful retreat for rest and relaxation. The master bedroom also includes a stylish en-suite with a cubicle shower, anti-mist electric mirror, basin and W.C. To conclude the living accommodation is a contemporary family bathroom with a white suite and anti-mist electric mirror. Both bathrooms benefit from dual fuel heated towel rails which offers great options for summer and winter heating.

Further benefits include two integrated garages underneath the property where the gas boiler is located along with two car parking spaces in front. The current owners currently use one of the garages as a gym and it has excellent potential to convert in to extra accommodation with straight-forward modification, please see an alternative floorplan for our recommendations subject to building regulation approval.

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 and to the train station which is served by a regular bus route.







## ACCOMMODATION

### FIRST FLOOR

#### Hall

#### Kitchen/Lounge/Dining Room

17'7 x 12'6 (5.36m x 3.81m)

#### Bedroom

17'9 x 10'4 (5.41m x 3.15m)

#### En-Suite

#### Bedroom

9'5 x 8'1 (2.87m x 2.46m)

#### Bathroom

### GROUND FLOOR

#### Garage

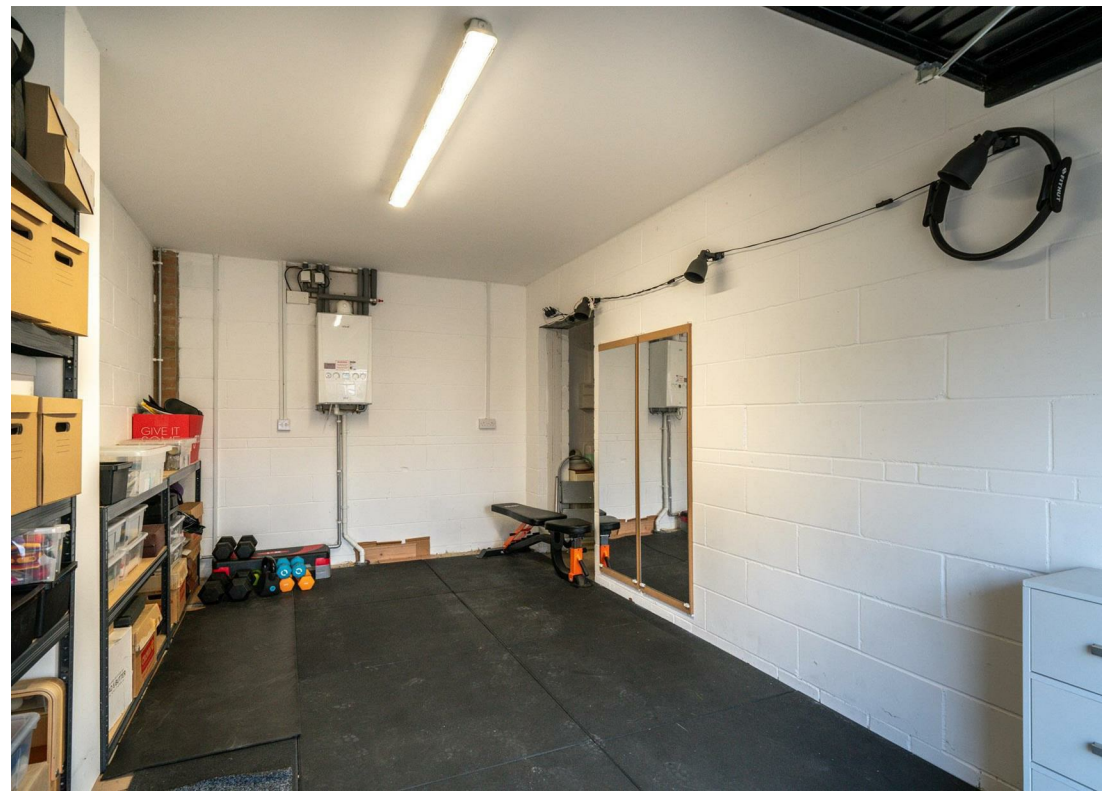
17'9 x 9'5 (5.41m x 2.87m)

#### Garage

17'9 x 8'10 (5.41m x 2.69m)

### OUTSIDE

#### Frontage



Floor Plan



TOTAL FLOOR AREA : 1059 sq.ft. (98.4 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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Area Map



Energy Efficiency Graph

