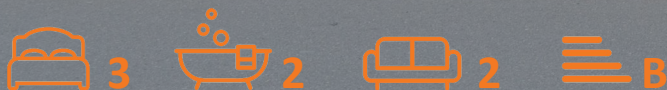




5 Osprey Drive, St. Albans, AL4 0LT

Guide price £800,000 Freehold





## 5 Osprey Drive

St. Albans, AL4 0LT

An attractively presented three-bedroom semi-detached home, superbly positioned within the sought-after Oaklands Grange development, featuring a delightful garden with a flexible garden office. The property is ideally located approximately 540 meters from the Outstanding-rated Beaumont Secondary School and just 337 meters from Oakwood Primary School, making it an excellent choice for families.

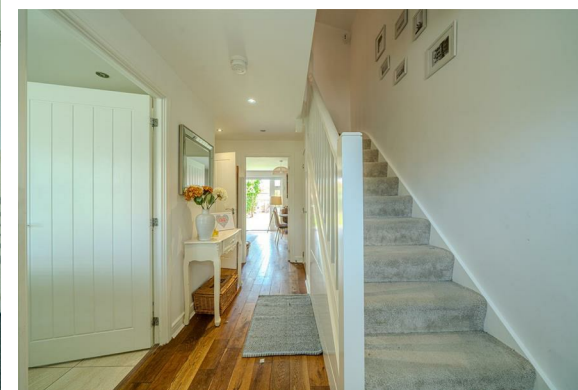
The home begins with a part-glazed front door opening into a welcoming entrance hall, which includes a convenient cloakroom/W.C., stairs to the first floor with a deep storage cupboard underneath, and doors leading to the main living areas. The generous lounge/dining room enjoys double doors opening onto the rear garden, while the stylish kitchen is fitted with a range of quality units, integrated appliances, and space for a table and chairs.

Upstairs, the first-floor landing has a front-facing window, stairs to the second floor, and access to two bedrooms and a family bathroom. The second double bedroom overlooks the garden, while the third bedroom is well-proportioned. The contemporary family bathroom completes this level.

The second floor features a stunning master suite, complete with high vaulted ceilings, a modern ensuite shower room, and access to eaves storage.

Outside, the home has an attractive frontage with a double length driveway leading to a garage that includes an up-and-over door, and a courtesy door to the side. The private, rear garden offers a patio area leading to a well-maintained lawn and a pathway leading to a further patio area. There is also a fantastic detached home office with two windows, double doors and light and power.

Oaklands Grange benefits from open green spaces and a children's play area and is ideally situated close to the shops and eateries at the Quadrant shopping parade, open countryside, and just a short distance from the vibrant St Albans City Centre.







## ACCOMMODATION

### Hall

### Kitchen

11'3 x 15'8 (3.43m x 4.78m)

### Lounge/Dining Room

12'1 x 15'8 (3.68m x 4.78m)

### WC

## FIRST FLOOR

### Bedroom

11'1 x 15'9 (3.38m x 4.80m)

### Bedroom

9'6 x 8'4 (2.90m x 2.54m)

### Bathroom



## SECOND FLOOR

### Bedroom

22'5 x 15'8 (6.83m x 4.78m )

### Ensuite

## OUTSIDE

### Driveway

### Office

7 x 16'5 (2.13m x 5.00m)

### Garage

17'4' x 8'8 (5.28m' x 2.64m)

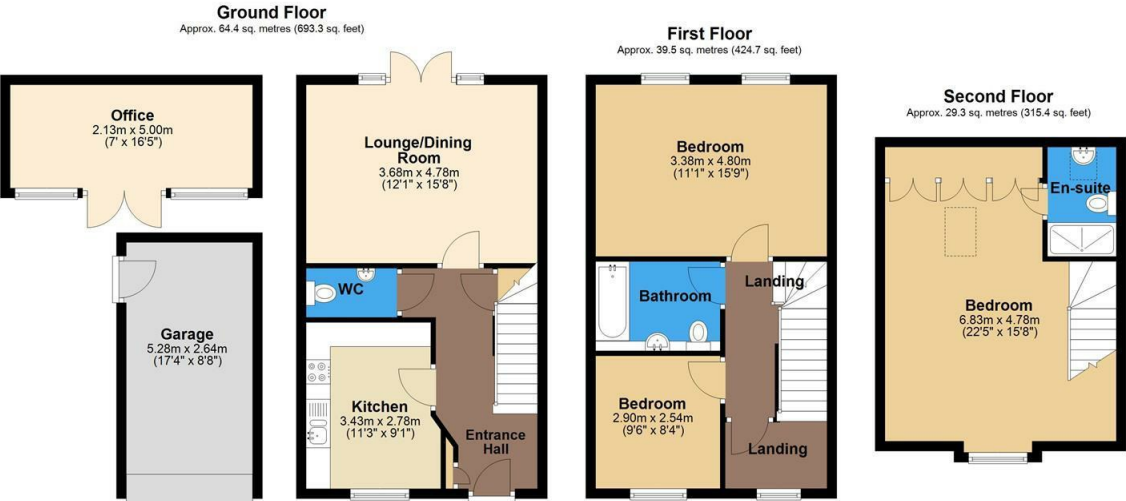
### Front Garden

### Rear Garden





Floor Plan



Total area: approx. 133.2 sq. metres (1433.5 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.

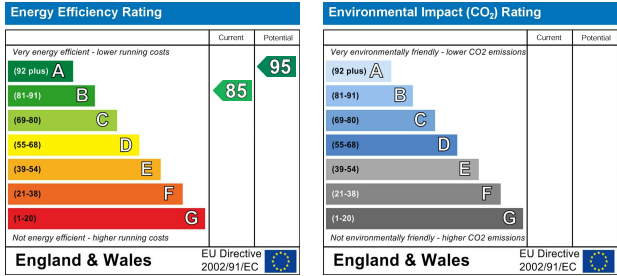
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Area Map



Energy Efficiency Graph



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