



HEARTWOOD  
HOMES

# 87 Oakwood Drive,

£850,000

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This extended 1930s four-bedroom home is full of potential and just waiting for some Love. Perfectly positioned in a sought-after spot, it's close to the highly regarded Oakwood Primary and Beaumont Secondary schools. Located on the east side of St Albans, you'll find a handy parade of shops and The Quadrant just a short walk away, offering a great mix of shops, cafés, and restaurants. The mainline station is only 1.4 miles away, with Clarence Park nearby for a lovely green escape. A little further on, St Albans' historic city centre boasts fantastic shopping and leisure options.

Step inside to a welcoming entrance hall with plenty of storage. The heart of the home is the bright and spacious open-plan dining/family room, with a bay window to the front and garden views to the rear. The generous kitchen breakfast room leads through to a utility area, where you'll find access to the ground floor W.C. and the garden.

Upstairs, there are four well-proportioned bedrooms and a beautifully presented family bathroom.

Outside, the large rear garden is a real highlight, enjoying a sunny aspect with a spacious patio—perfect for relaxing, entertaining, and summer BBQs. The front shared driveway provides off-road parking, access to the garage, and there's shared side access leading to the garden.

Homes in this fantastic location are always in high demand, so we highly recommend booking an early viewing to avoid missing out!



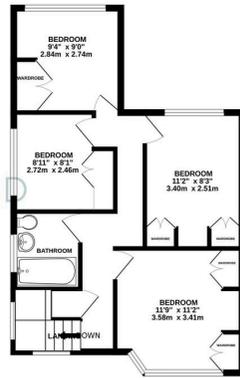
GARAGE  
105 sq.ft. (9.74 sq.m.) approx.



GROUND FLOOR  
614 sq.ft. (56.94 sq.m.) approx.



1ST FLOOR  
523 sq.ft. (48.43 sq.m.) approx.



TOTAL FLOOR AREA: 1,905 sq.ft. (174.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 for 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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- Extended 1930s four-bedroom home with great potential.
- Just 1.4 miles from the mainline station & close to Clarence Park.
- Bright, open-plan dining/family room with garden views.
- Four well-proportioned bedrooms & a stylish family bathroom.
- Off-road parking on a shared driveway plus garage access.
- Prime location near Oakwood Primary & Beaumont Secondary schools.
- Short walk to local shops, cafés, and The Quadrant.
- Spacious kitchen breakfast room leading to a utility area.
- Large sunny rear garden with patio—ideal for entertaining.
- EPC Grade D

