



**Connells**

Oaklands Lane  
Smallford St. Albans



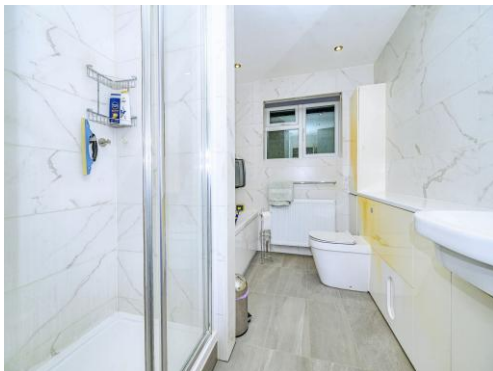
### Property Description

Set on a generous plot in the desirable Smallford area of St Albans, this spacious three-bedroom detached bungalow offers a rare opportunity for buyers seeking flexible accommodation with scope to extend or develop (subject to planning permission) - all offered to the market chain free. The property boasts three well-proportioned double bedrooms, a bright and airy living room with a charming bay window, and a separate dining room with direct access to the rear garden. The kitchen includes a useful walk-in larder, while the family bathroom and additional separate WC add to the home's practical appeal.

Externally, the home benefits from both front and private rear gardens, offering plenty of outdoor space for relaxation or entertaining. A large double garage and off-road parking for five or more vehicles provide excellent convenience for families or guests.

Oaklands Lane is situated in Smallford on the south east side of St Albans and is surrounded by beautiful countryside, excellent local schools and transport links. St Albans city centre is within easy reach and provides an excellent selection of shopping and leisure facilities along with a mainline railway station to London St Pancras.

This versatile home presents an exciting opportunity for those looking to modernise or expand in a prime location. Early viewing is highly recommended.



**Entrance Porch**

4' 5" max x 3' 8" max ( 1.35m max x 1.12m max )

**Entrance Hall**

25' 1" max x 3' 8" max ( 7.65m max x 1.12m max )

**Lounge**

18' 7" max x 12' 1" max ( 5.66m max x 3.68m max )

**Dining Room**

13' 1" max x 9' 5" max ( 3.99m max x 2.87m max )

**Kitchen**

16' 2" max x 10' 5" max ( 4.93m max x 3.17m max )

**Cloakroom**

9' max x 2' 8" max ( 2.74m max x 0.81m max )

**Bedroom One**

14' 6" max x 13' 1" max ( 4.42m max x 3.99m max )

**Bedroom Two**

16' 6" max x 9' 7" max ( 5.03m max x 2.92m max )

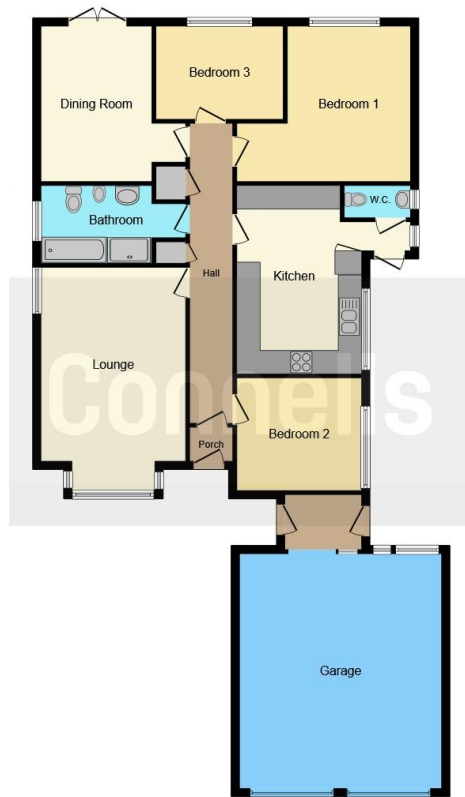
**Bedroom Three**

10' 2" max x 7' 9" max ( 3.10m max x 2.36m max )

**Bathroom**

12' max x 7' 3" max ( 3.66m max x 2.21m max )





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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EPC Rating: D Council Tax  
 Band: F

**view this property online [connells.co.uk/Property/MWK305976](http://connells.co.uk/Property/MWK305976)**



Tenure: Freehold



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