



26 Oaklands Lane, St Albans, AL4 0HR

Guide price £825,000 Freehold



Paul Barker  
ESTATE AGENTS

## 26 Oaklands Lane

St Albans, AL4 0HR

A superb three/four-bedroom semi-detached family home, nestled in a quiet lane in the sought-after Smallford area, just east of St Albans. This skilfully extended property offers versatile living space, currently used as a home treatment room/small business but easily adaptable as a granny annexe or au pair accommodation.

A part-glazed front door opens into a welcoming entrance hall, with stairs to the first floor and access to a cloakroom/W.C. The generously proportioned lounge features a charming fireplace and a front-facing window. At the heart of the home, the open-plan kitchen/dining/family room boasts bi-fold doors and a rear window overlooking the garden. The high-quality kitchen includes a range of fitted units and a sociable island unit, perfect for family life. A door leads to a cosy snug, which also opens onto the garden through double doors.

A utility room provides additional storage and connects to a versatile treatment room, which includes a private office and a downstairs W.C. There is also an additional ground-floor bedroom, which could serve as another reception room if desired.

Upstairs, a bright landing leads to the spacious principal bedroom, which benefits from a luxurious en-suite featuring a wet-room-style shower, bath, basin, and W.C. There are two further well-proportioned bedrooms and a stylish family bathroom suite.

Externally, the property offers a generous block-paved driveway with ample off-street parking. The impressive 150ft rear garden features a patio area, a well-maintained lawn, two sheds, and a summer house with light, power, and a covered seating area—ideal for outdoor relaxation.

Oaklands Lane provides a semi-rural setting, with open green spaces and Smallford Farm Shop nearby, while still offering easy access to St Albans city centre and excellent transport links, including the M25 & M1 motorway network.





## ACCOMMODATION

### Entrance Hall

**Kitchen/Dining/Family Room**  
27'7 x 12'11 (8.41m x 3.94m)

### Utility

**Lounge**  
18'9 x 11'2 (5.72m x 3.40m)

**Snug**  
12'10 x 8'8 (3.91m x 2.64m)

**Treatment Room**  
12'10 x 10'6 (3.91m x 3.20m)

**Office**  
13'0 x 11'1 (3.96m x 3.38m)

**Bedroom**  
11'5 x 10'7 (3.48m x 3.23m)

### W.C.

## FIRST FLOOR

### Landing

**Bedroom**  
14'5 x 11'2 (4.39m x 3.40m)

### En-Suite

**Bedroom**  
10'5 x 10'4 (3.18m x 3.15m)

**Bedroom**  
10'7 x 7'8 (3.23m x 2.34m)

### Bathroom

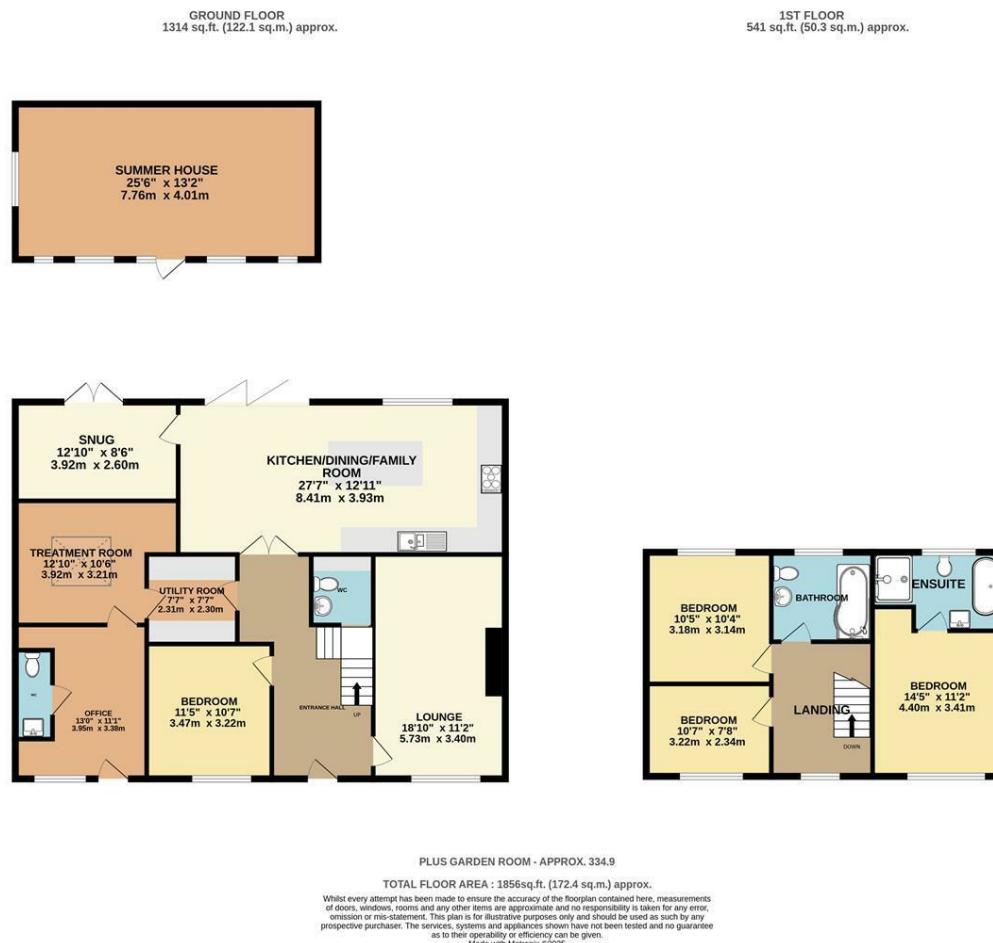
## OUTSIDE

### Frontage

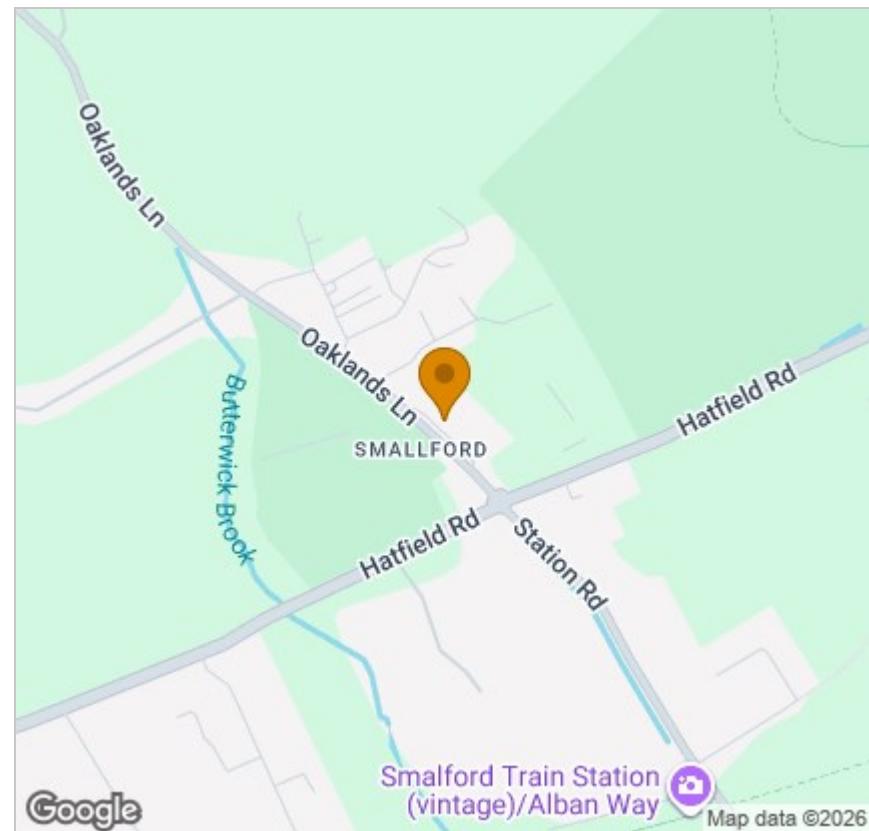
**Rear Garden**  
150 (45.72m)

**Summer House**  
25'5 x 13'2 (7.75m x 4.01m)

## Floor Plan



## Area Map



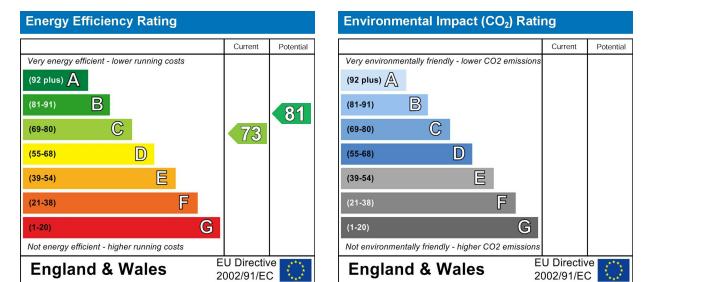
## Viewing

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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## Energy Efficiency Graph



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