

 3 Bedrooms

 2 Bathrooms

 1 Reception

 South-Facing

 Garage & Driveway

 EPC Band B

Freehold

Service Charge:
£225.00 per annum

Council Tax Band:
E £2,894.66 (2026/2027)

Local Authority:
St Albans City & District Council



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for life's great moves

Eagle Way, St Albans, AL4 0LH
Offers in excess of £825,000

Superb chance to acquire a 3-bed detached home on a corner plot, near one of St Albans' outstanding secondary schools.

Description

Positioned on a generous corner plot in the popular Oaklands Grange development, this beautifully presented three-bedroom, double-fronted detached home offers stylish, contemporary living close to Beaumont School. Constructed four years ago, the property remains in immaculate condition, featuring high-quality finishes like downlighters, full-height tiling, and stunning Amtico herringbone flooring. The welcoming entrance hall creates a practical layout. The elegant living room with glazed doors opens onto the garden, while the dual-aspect kitchen boasts Silestone worktops, AEG induction hob, and ample dining space. A WC completes the ground floor. Upstairs, three bedrooms include a principal with en suite and a flexible third currently set as a dressing room. Outside, a landscaped rear garden offers a paved seating area and lawn. A driveway accommodates three vehicles and leads to a detached garage with electric door, enhancing storage and practicality.

Location

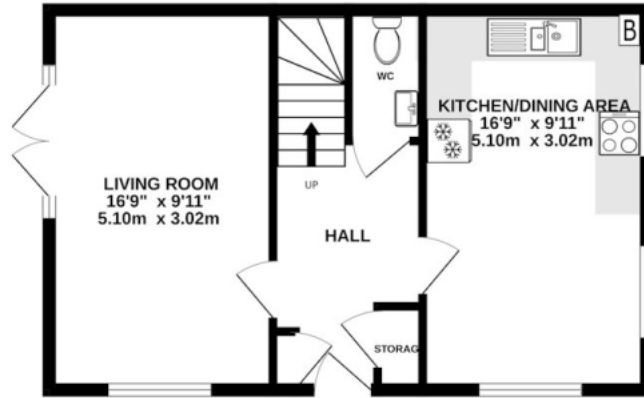
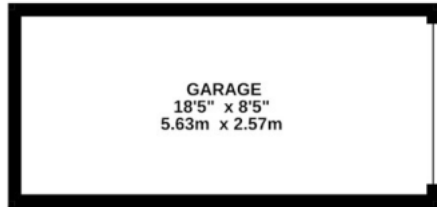
Eagle Way in Oaklands Grange, accessible via Sandpit Lane, offers proximity to the mainline railway station and city centre shops like Marks and Spencer and Tesco. Close to Beaumont School, with the Quadrant shopping just a ten-minute walk away.



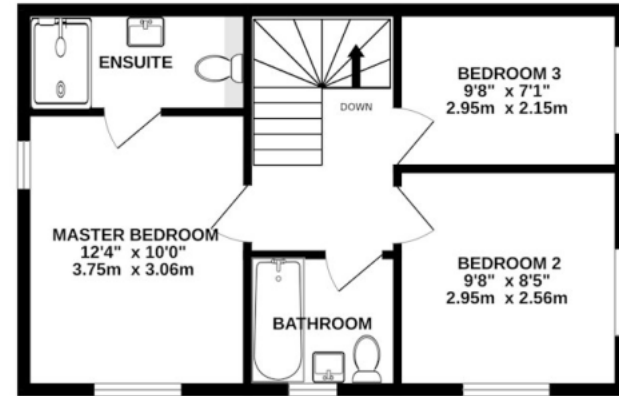
Buyers Information: - In compliance with the UK's Anti Money Laundering (AML) regulations, we are required to confirm the identity of all prospective buyers at the point of an offer being accepted and use a third party, Identity Verification System to do so. There is a nominal charge of £48 (per person) including VAT for this service. For more information, please refer to the terms and conditions section of our website.







GROUND FLOOR
441 sq.ft. (41.0 sq.m.) approx.



1ST FLOOR
441 sq.ft. (41.0 sq.m.) approx.

TOTAL FLOOR AREA : 1086sq.ft. (100.9 sq.m.) approx.

This floor plan is for illustrative purposes only. The measurement and position of each element is approximate and must be viewed as such

Important Information These particulars do not constitute an offer or contract in whole or part. The statements contained herein are made without responsibility on the part of Ashtons or the vendors and they cannot be relied upon as representatives of fact. In respect of floor plans, these are for illustrative purposes only. The measurement and position of each element is approximate and must be viewed as such. Intending purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. The vendors do not make or give, and neither Ashtons nor any person in their employment has any authority to make or give, any representation or warranty whatsoever in relation to this property. We offer a wide range of services through third party providers including solicitors, surveyors, removal firms, mortgage providers and EPC suppliers. We receive additional payments for administering suppliers quoting software and making referrals. You are not under any obligations to use these services and it is your discretion whether you choose to deal with these parties or your own preferred supplier. You should be aware the average payment we received in 2024 equated to £29.76 per referral.