

-  3 Bedrooms
-  2 Bathrooms
-  1 Reception
-  Private Garden
-  Garage & Driveway
-  EPC Band B

Freehold

Council Tax Band:
E £2,758.72 (2025/2026)

Local Authority:
St Albans City & District Council



A modern 3-bedroom semi-detached family home in a popular development, within catchment for renowned local schooling.

Description

Falcon Way is located in a modern, highly regarded development near renowned local schooling. This beautifully arranged three-bedroom home offers stylish, balanced accommodation over three floors, ideal for families and professionals alike. The ground floor boasts a welcoming entrance hallway leading to a bright living room at the rear, overlooking an attractive garden. At the front, the contemporary kitchen/dining room is perfect for everyday living and entertaining. A ground floor WC and storage enhance practicality. The first floor features two spacious bedrooms and a modern family bathroom, suitable for family life, guests, or home working. The second floor hosts an impressive principal bedroom suite with eaves storage and a private en-suite shower room. Externally, a spacious rear garden is ideal for dining, relaxation, and family activities. A garage and off-road parking add convenience. Close to St Albans' amenities and transport links, this home offers modern living in a desirable setting. Service/Maintenance charge: £240 pa.

Location

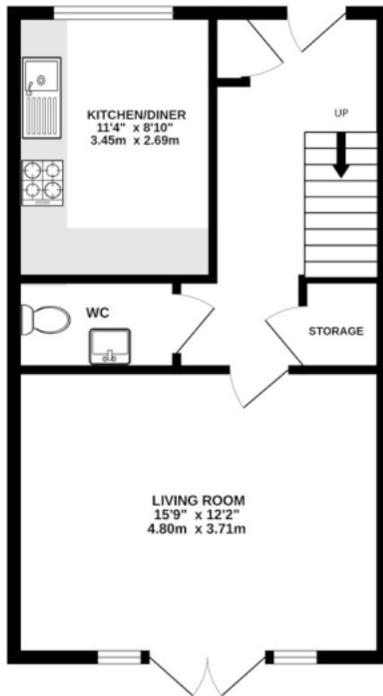
Falcon Way, in the desirable Oaklands Grange development off Sandpit Lane, is ideally positioned near St Albans' top schools, with easy access to the city centre and mainline railway station.



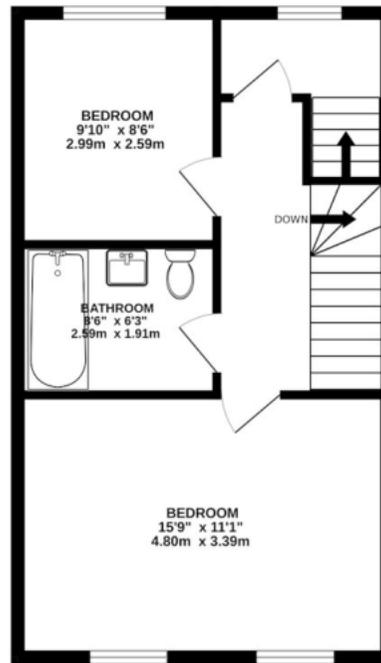
Buyers Information: - In compliance with the UK's Anti Money Laundering (AML) regulations, we are required to confirm the identity of all prospective buyers at the point of an offer being accepted and use a third party, Identity Verification System to do so. There is a nominal charge of £48 (per person)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



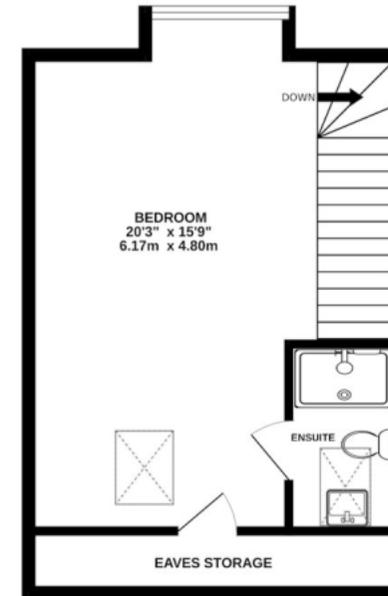




GROUND FLOOR
192 sq.ft. (17.8 sq.m.) approx.



1ST FLOOR
429 sq.ft. (39.9 sq.m.) approx.



2ND FLOOR
370 sq.ft. (34.4 sq.m.) approx.

TOTAL FLOOR AREA : 1203sq.ft. (111.8 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.