


 2 Bedrooms

 2 Bathrooms

 2 Receptions

 Private Garden

 Driveway

 EPC Band B

Freehold

Council Tax Band:  
D £2,368.36 (2026/27)

Local Authority:  
St Albans Council



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Kestrel Way, St Albans, AL4 0NT  
**Guide price of £625,000**

Stylish 2-bed home with separate studio office, in sought-after development near highly regarded schooling.

### Description

This beautifully presented home offers a well-balanced layout across two floors, combining stylish interiors with practical living spaces suited to modern lifestyles. Ideally located near Beaumont School, it's perfect for families seeking convenience and quality education. The ground floor features an impressive, extended open-plan space with herringbone flooring. The stylish kitchen, at the front, allows for ample storage and informal dining space. At the rear, a stunning reception area, filled with natural light from skylights and wide bi-fold doors, connects to the garden, ideal for indoor-outdoor living. A ground floor WC and additional storage complete the layout. Upstairs, the high level of finish continues with two well-proportioned bedrooms, offering plenty of natural light and a modern family bathroom. Externally, a generous rear garden with a raised patio is perfect for outdoor dining. The garage, converted into a home office, offers excellent remote working space, alongside a driveway for off-street parking.

### Location

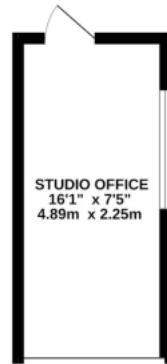
Kestrel Way is in the sought-after Oaklands Grange development, near St Albans' top schools, and offers easy access to the city centre and mainline railway station.



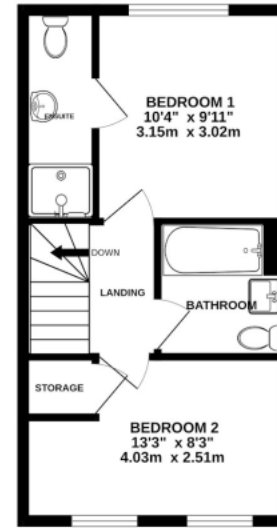
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GROUND FLOOR  
474 sq.ft. (44.0 sq.m.) approx.



1ST FLOOR  
336 sq.ft. (31.2 sq.m.) approx.

TOTAL FLOOR AREA : 809 sq.ft. (75.2 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

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