







-  2 Bedrooms
-  2 Bathrooms
-  1 Reception
-  South-Facing
-  Off-Street Parking
-  EPC Band B

Freehold

Council Tax Band:  
D £2,257.13 (2025/2026)

Local Authority:  
St Albans City & District Council



Beautifully presented 2-bed semi-detached home, perfectly positioned for St Albans' top primary and secondary schools.

### Description

This stylish home is beautifully presented and filled with natural light throughout. The accommodation features an entrance hall, a downstairs WC, and a spacious lounge/diner with French doors opening to the rear garden. The luxury fitted kitchen includes modern integrated appliances. On the first floor, the primary bedroom features a stylish ensuite, while the second bedroom includes custom-fitted wardrobes and is complemented by a contemporary bathroom suite. The south-facing rear garden is private and mainly laid to lawn, with a patio area for outdoor enjoyment. Additionally, there is off-street parking at the front for one car, an electric vehicle charger, plus visitors parking bays.

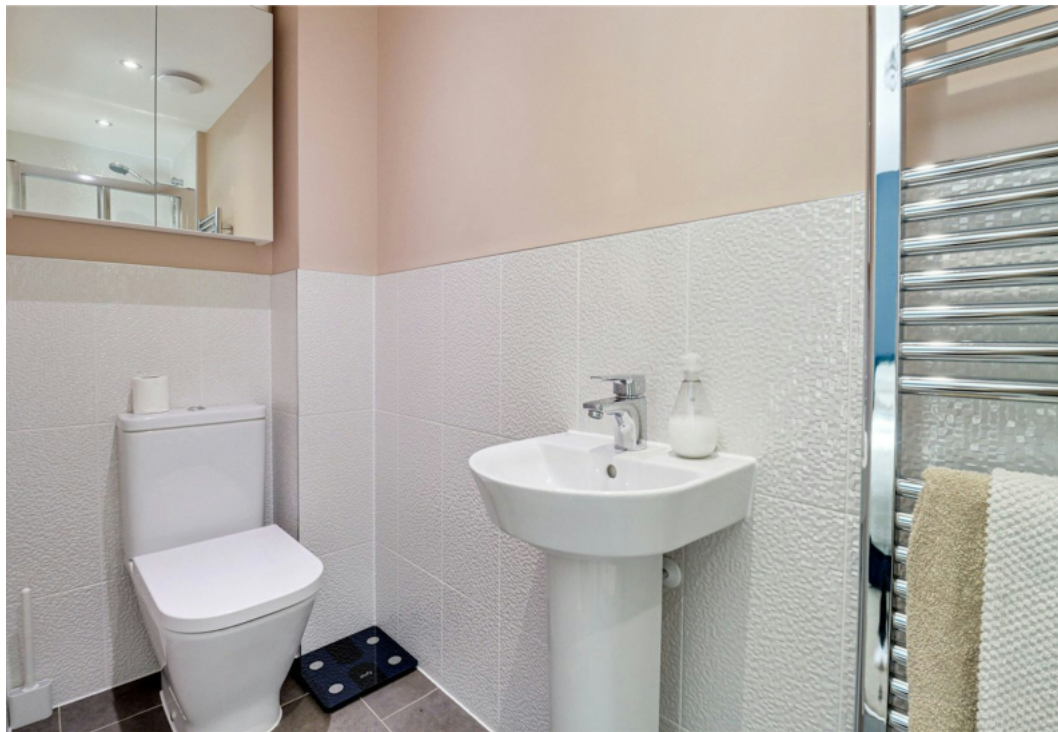
### Location

Harrier End, in the desirable Oaklands Grange on Sandpit Lane, offers a prime position near top St Albans schools, with easy access to the city centre and mainline station.

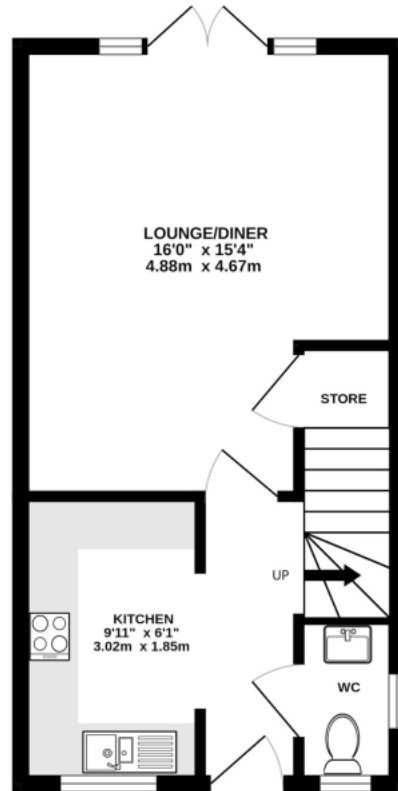


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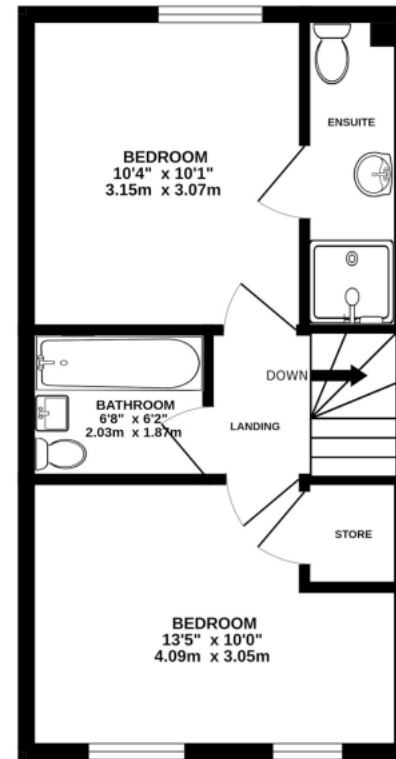




GROUND FLOOR  
372 sq.ft. (34.6 sq.m.) approx.



1ST FLOOR  
348 sq.ft. (32.3 sq.m.) approx.



TOTAL FLOOR AREA : 720 sq.ft. (66.9 sq.m.) approx.

This floorplan 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.