



4 Bedrooms



3 Bath/Shower Room + WC



2 Reception Rooms



Off-Street Parking



South-West Facing



EPC Band D

Council Tax

Band: G £3,386.39 (2025/2026)

Local Authority

St Albans City & District  
Council

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Tippendell Lane, Chiswell Green, St Albans, AL2 3HL  
Guide Price £895,000 Freehold



## Tippendell Lane, Chiswell Green, AL2 3HL

An impressive and skilfully extended four bedroom detached family home, this beautifully presented property enjoys enviable front views across Greenwood Park and benefits from a south-west facing rear garden.

- Extended Detached Family Home Arranged Over Two Floors
- No Onward Chain
- Superb Views Across Greenwood Park
- South-West Facing Garden
- Four Bedrooms
- Off-Street Parking
- Close to Local Amenities of Chiswell Green & Highly Regarded Schooling

### Description

The ground floor offers well-balanced and spacious accommodation comprising a welcoming entrance hall, a cloakroom, a generous sitting room, a separate dining room, and a study - ideal for home working. The large kitchen provides ample space for modern family living and flows into a bright, double-glazed conservatory that opens onto the rear garden.

Upstairs, the property features three well-proportioned double bedrooms, a further single bedroom, two en-suite shower rooms, and a contemporary family bathroom - catering perfectly to the needs of a growing family.

Externally, the home benefits from its own private driveway, an integrated garage, and a delightful south-west facing garden - ideal for outdoor entertaining or relaxing in the sun.

Situated close to the well-regarded Killigrew School and within easy access of both the M1 and M25 motorway networks, this property offers an ideal combination of space, convenience, and location.

The property is set in the heart of the desirable village of Chiswell Green, on the southern side of St Albans and offers easy access to award winning schools. transport links. Greenwood Park and local amenities.

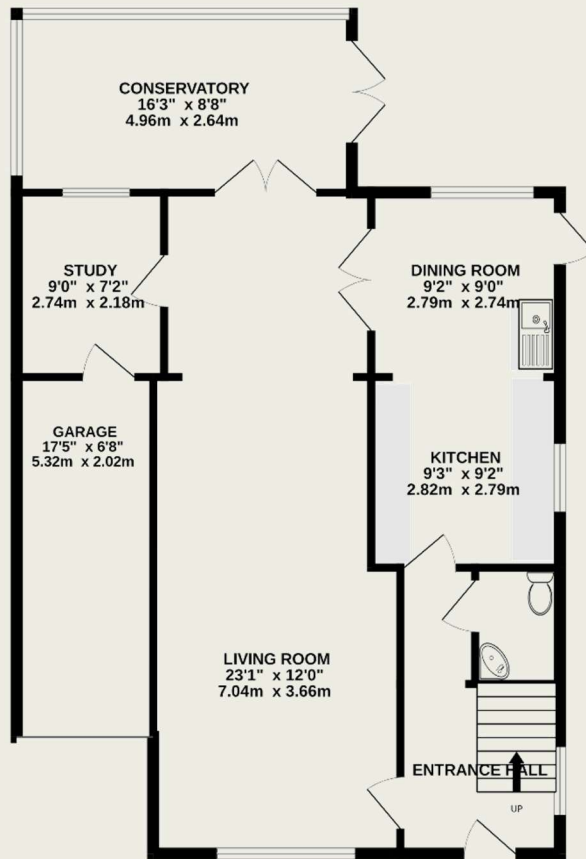




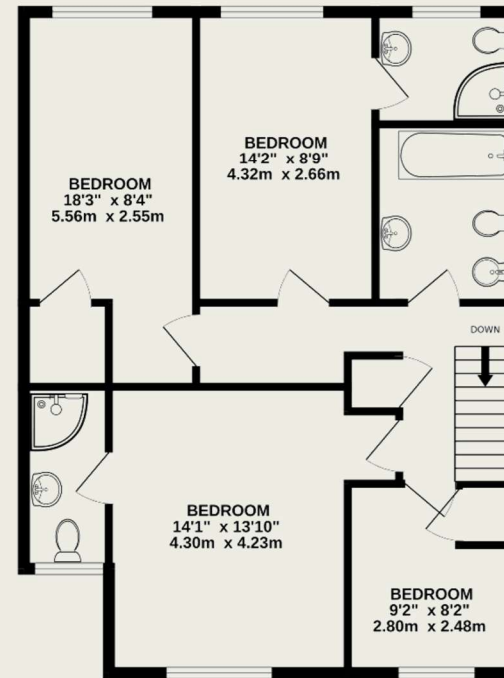


#### Important Information

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 2021 equated to £48.36 per referral.



GROUND FLOOR  
951 sq.ft. (88.4 sq.m.) approx.



1ST FLOOR  
746 sq.ft. (69.3 sq.m.) approx.

TOTAL FLOOR AREA : 1697 sq.ft. (157.7 sq.m.) approx.

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