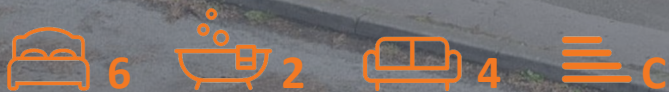




59 Shenley Lane, St. Albans, AL2 1LW

Guide price £835,000 Freehold



59 Shenley Lane

St. Albans, AL2 1LW

An extremely spacious six bedroom semi-detached house of over 2,000sqft in a popular residential road with views over countryside in the village of London Colney.

A part glazed front door opens into a welcoming entrance hall with stairs to the first floor, a storage cupboard below and doors to rooms. A door opens into the sociable kitchen/dining/family room with a stylish modern fitted kitchen with a range of light grey wall and base units with worktops above, an integrated double oven, hob, dishwasher and recess for fridge freezer plus a sociable breakfast bar area. This bright room opens into the impressive family room with a vaulted ceiling with generous glass atrium and double French doors opening out to the rear garden. There's a comfortable snug area with double doors to the rear garden and a convenient downstairs utility/W.C. In addition there's a flexible reception room currently used as a home office, but could be used as a further sitting room. On the ground floor there are two double bedrooms, both with vaulted ceilings and served by a stylish modern bathroom with a Velux roof window.

The first floor landing has a window out to the rear and doors to rooms including the master bedroom with a fitted wardrobe. There are three further well-proportioned bedrooms and a four piece family bathroom incorporating a bath, separate shower cubicle basin and W.C.

Externally there is a low level brick wall to the front with a lawn behind and off-street carparking. To the rear is a paved patio area leading to a generous lawn with a wooden shed to the rear.

Shenley Lane is located on the fringe of London Colney close to the thriving High Street, picturesque River Colne, and Colney Fields shopping park, as well as being situated on the southern outskirts of St Albans with easy access to major road networks including M25, M1 and A1 and only a short drive to St Albans mainline station and Radlett train station into St Pancras International.





ACCOMMODATION

Entrance Hall

Kitchen/Dining Room
9'0 x 6'7 (2.74m x 2.01m)

Family Room
16'10 x 16'4 (5.13m x 4.98m)

Office
16'6 x 10'4 (5.03m x 3.15m)

Snug
11'10 x 11'7 (3.61m x 3.53m)

Utility/W.c.
6'1 x 5'0 (1.85m x 1.52m)

Bedroom
13'6 x 9'7 (4.11m x 2.92m)

Bedroom
11'3 x 7'6 (3.43m x 2.29m)

Bathroom

FIRST FLOOR

Landing

Bedroom
13'8 x 11'8 (4.17m x 3.56m)

Bedroom
11'6 x 10'2 (3.51m x 3.10m)

Bedroom
11'2 x 9'9 (3.40m x 2.97m)

Bedroom
9'0 x 8'7 (2.74m x 2.62m)

Bathroom

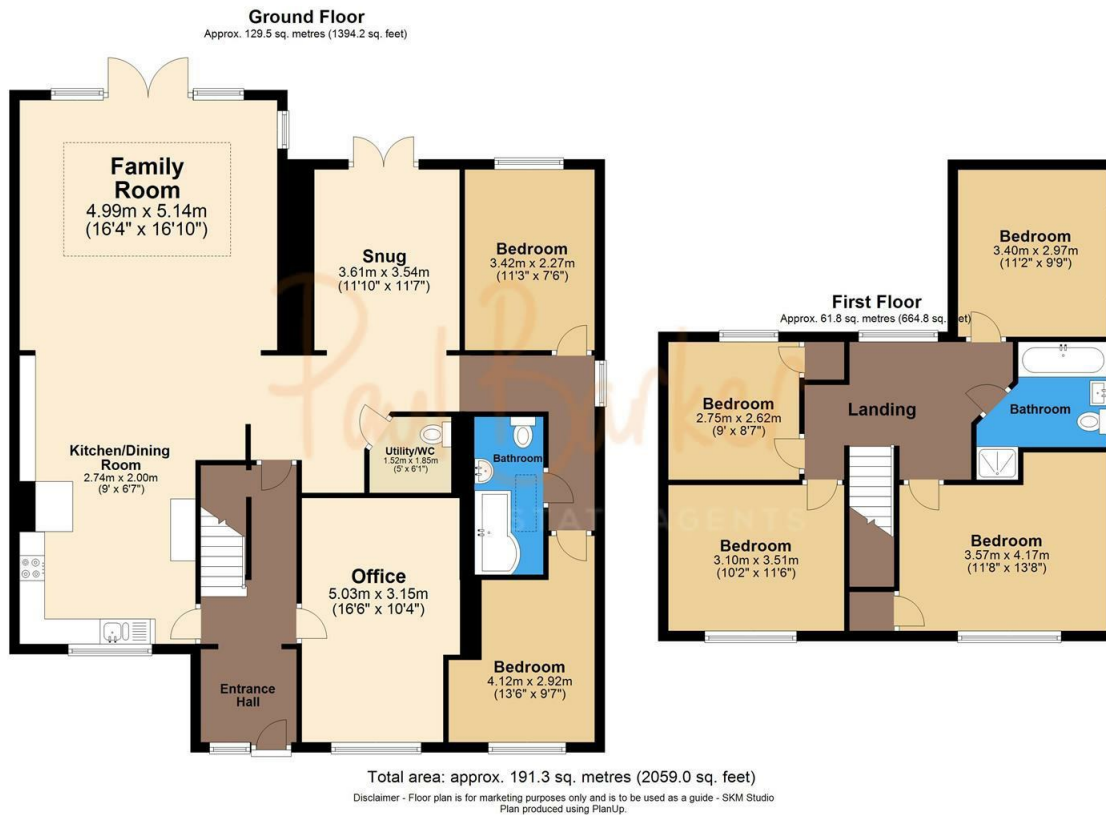
OUTSIDE

Frontage

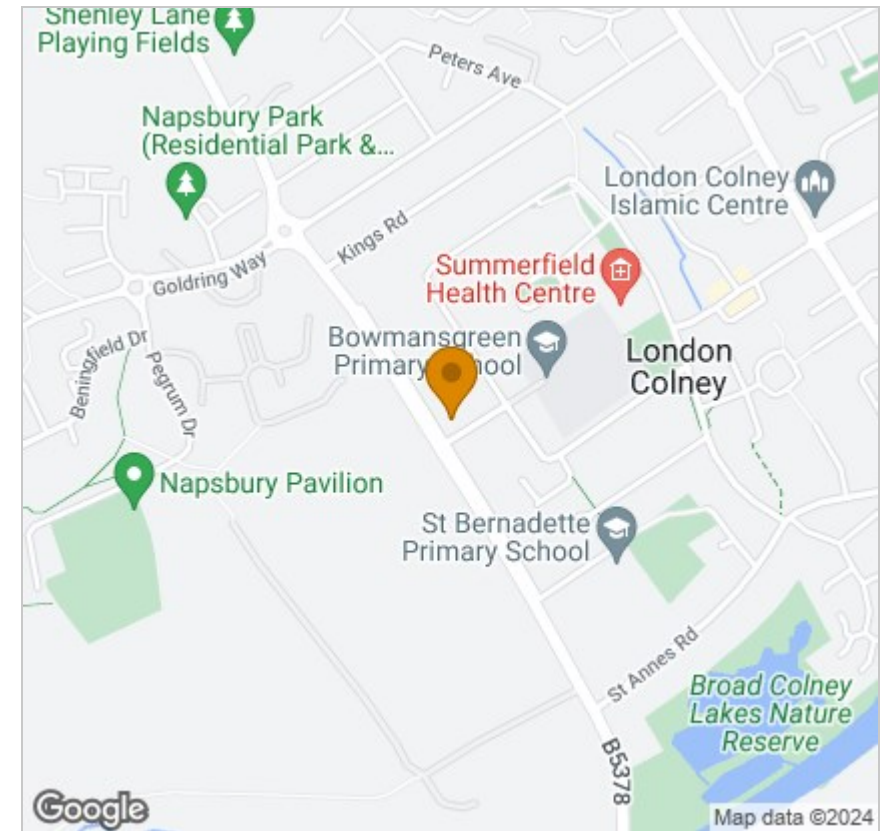
Rear Garden



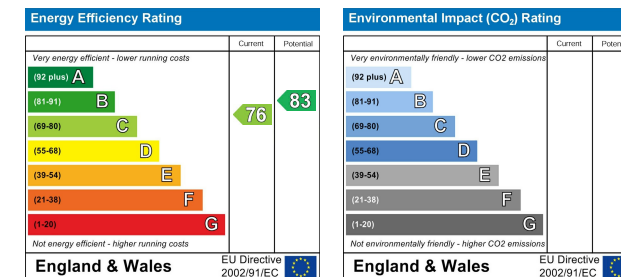
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Office on 01727 223344 if you wish to arrange a viewing appointment for this property or require further information.

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