



2 Green Lane,
St. Albans, Hertfordshire AL3 6HA

Guide price £825,000 Freehold



A beautifully presented three double bedroom semi-detached bungalow located to the north of the city centre. The property has been updated in recent years by the current owners including a modern kitchen, shower room and en-suite, replacement windows, heating system and wiring amongst many features which make this home easy to just move in to. Further features include a well-planned and sociable lounge/diner/kitchen, a spacious conservatory, garage and charming level rear garden.

Green Lane is conveniently positioned for local shops, services and transport links including bus routes and excellent schools including Garden Fields Primary and St Albans Girls Secondary.

ACCOMMODATION

Hallway

Via a part glazed front door, double glazed window to side, understairs storage cupboard and a further shoe and coat cupboard, radiator, tiled floor, doors to rooms.

Lounge Area

13'5 x 11' (4.09m x 3.35m)

Double glazed window to side, marble fireplace with wood burner, picture rail, tiled floor with electric under floor heating.

Kitchen/Dining Room

23'2 x 8'9 (7.06m x 2.71m)

A modern fitted kitchen with a range of wall and base units with granite work tops and splash back incorporating a two bowl stainless steel sink, five ring gas hob with extractor above, integrated AEG dishwasher and freezer, electric double oven, integrated two draw fridge. Tiled floor with electric under floor heating, a wonderful atrium allowing light to flood in and a double glazed window to rear and double glazed patio doors to rear garden.

Bedroom 2

13'5 x 9'11 (4.09m x 3.02m)

Double glazed bay window to front, fitted wardrobes, radiator, wood effect flooring.

Bedroom 3

12'11 x 10 (3.94m x 3.05m)

Double glazed window to front, fitted wardrobes, wood effect flooring, radiator.

Shower/Utility Room

10'1 x 7'5 (3.07m x 2.26m)

A modern suite comprising a shower cubicle, wash hand basin and W.C, radiator, tiled floor, central heating boiler, door to side.

Conservatory

17'7 x 14'5 (5.36m x 4.39m)

Double glazed windows to rear and sides, tiled floor, double glazed patio doors to side and door to front.

FIRST FLOOR

Landing/Study Area

Stairs from entrance hall, Velux window to front, wood effect floor and door to:

Bedroom 1

15'7 x 13'11 (4.75m x 4.24m)

Double glazed window to front and rear, wood effect flooring, ceiling spot lights, radiator, eaves storage cupboards, door to:

En-Suite

Double glazed window to rear, suite comprising his and her wash hand basins in vanity unit. Low level W.C., Jacuzzi bath with mixer taps & overhead shower attachment, bidet, heated towel rail, ceiling spot lights, tiled floor, extractor fan.

OUTSIDE

Rear Garden

130 (39.62m)

A wonderfully private rear garden mostly laid to lawn with a decked patio area, garden shed, outside tap, light and power.

Frontage

A generous block-paved driveway providing parking for a number of cars, mature flower beds to front, lawn to side and steps up to porch and front door.

Garage

17'3 x 8'1 (5.26m x 2.46m)

Attached garage with up and over door, power and light, rear door into rear garden.



