



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

Guide price £795,000 Freehold



A beautifully presented three double bedroom semi-detached bungalow, set to the north of the city centre. The property has been thoughtfully updated in recent years by the current owners, with improvements including a stylish modern kitchen, contemporary shower room and en-suite, replacement windows, updated heating system and wiring – creating a home that is ready to move straight into.

The accommodation is well-planned and versatile, featuring a sociable open-plan lounge/diner/kitchen, a spacious conservatory, garage, and a charming level rear garden ideal for relaxing or entertaining.

Green Lane is conveniently located for a range of local shops, services and transport links, including regular bus routes. The area is also well-regarded for its excellent schooling, with Garden Fields Primary and St Albans Girls' School close by.

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 89 (7.06m x 27.13m)

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 bloc -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.



