



Highfield Lane

St Albans | Hertfordshire | AL4 0RH

STEP INSIDE

Highfield Lane

This exquisite three-floor residence boasts front-facing views, abundant natural light, and meticulous craftsmanship. The gated entry leads to a spacious driveway and side plot with approved extension plans (planning ref: 5/2023/2570). The adaptable layout includes three bedrooms on the first floor, with the principal bedroom featuring an en-suite and fitted wardrobes. The second floor offers additional versatile space/fourth bedroom and ample storage. The property also includes a garden room with a kitchenette and en-suite, and a timber-constructed study, ideal for a home office. The landscaped rear garden features a patio with a pergola, manicured lawns, and vibrant plants.









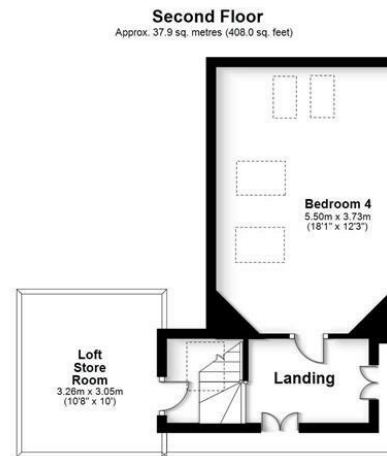
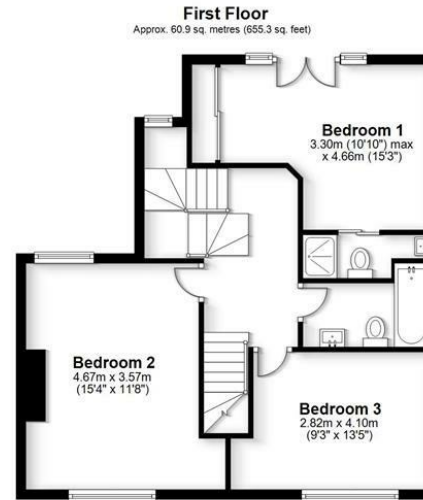
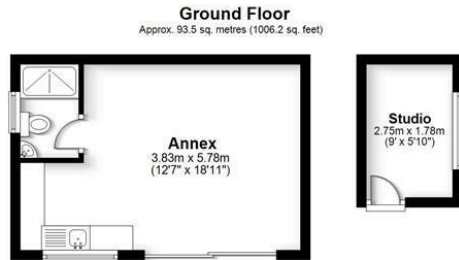
STEP OUTSIDE

Highfield Lane

Located on Highfield Lane in Tyttenhanger, it offers rural tranquility and urban convenience with easy access to St Albans city centre, the mainline station, esteemed schools, major motorways, Highfield Park, health clubs, and local shops. The community hosts annual events including a bonfire and fireworks display, Christmas party, and regular quiz evenings.







Total area: approx. 192.3 sq. metres (2069.5 sq. feet)

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The position and size of doors, windows, appliances and other features are approximate only. Total area includes garages and outbuildings - © My Home Property Marketing - Unauthorised reproduction prohibited.
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B	76	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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