



## Highfield Lane

Tyttenhanger | Hertfordshire | AL4 0AN

# STEP INSIDE

## Highfield Lane

Nestled within an exclusive gated community and surrounded by four acres of beautifully landscaped grounds, this exceptional ground floor apartment offers two bedrooms and two bathrooms, a fully fitted open-plan kitchen, and a lounge/dining area. Combining the tranquillity of a rural retreat with convenient motorway access, this superb property is available chain-free.









# STEP OUTSIDE

## Highfield Lane

Tyttenhanger, a charming area situated on the outskirts of St. Albans, seamlessly blends historical allure with modern convenience. Known for its picturesque landscapes and serene environment, Tyttenhanger offers a tranquil escape from the hustle and bustle of city life. The village is characterized by its expansive green spaces, historic architecture, and a strong sense of community. With roots tracing back to the Domesday Book, Tyttenhanger's rich history is evident in landmarks like Tyttenhanger House, a grand manor that dates back to the 17th century.

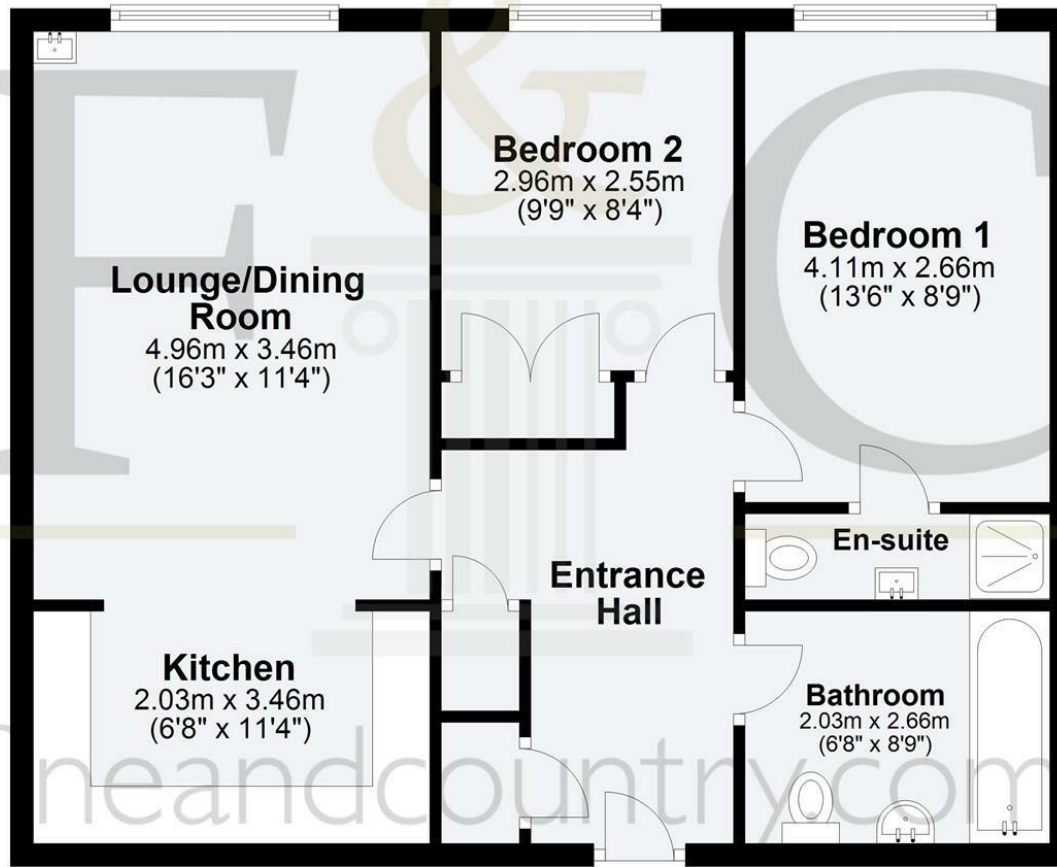
Despite its peaceful rural ambiance, Tyttenhanger is strategically located, providing easy access to major motorways and transport links. This makes commuting to London and neighboring towns straightforward for residents. The nearby city of St. Albans enhances the appeal of Tyttenhanger with its vibrant cultural scene, diverse dining options, and excellent shopping facilities. Renowned for its highly rated schools and family-friendly atmosphere, Tyttenhanger stands out as an ideal location for those seeking a blend of countryside charm and urban accessibility.





## Ground Floor

Approx. 62.9 sq. metres (676.8 sq. feet)



Total area: approx. 62.9 sq. metres (676.8 sq. feet)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	82	87
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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