



## Highfield Lane

St Albans | Hertfordshire | AL4 0RH

£1,125,000

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# STEP INSIDE

## Highfield Lane

This exquisite three-floor residence boasts front-facing views, abundant natural light, and meticulous craftsmanship. A key benefit is the side plot that currently serves as extra land, offering future development potential. Currently, a planning application for an extension has already been approved, further enhancing its value and situated a stones throw to St Albans city centre, and the mainline station.

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.









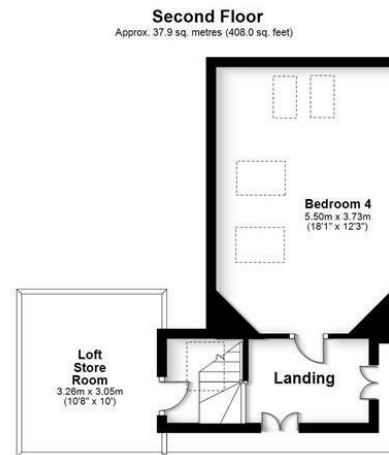
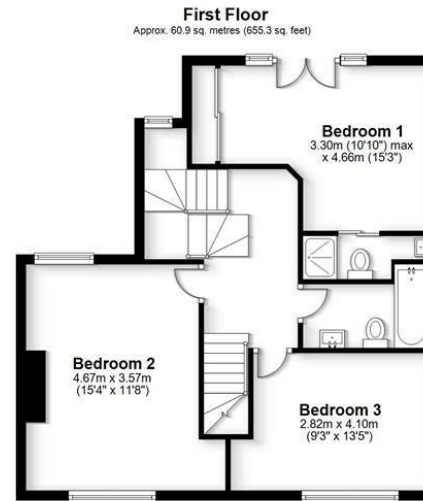
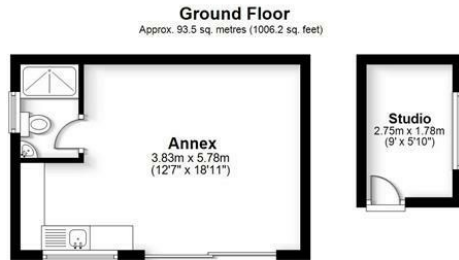
# STEP OUTSIDE

## Highfield Lane

Located on Highfield Lane in Tyttenhanger, it offers tranquility and convenience with 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.

- \*Now under offer\*
- Large double plot with potential and Panaramic views
- Fully refurbished
- Planning consent granted for side extension
- Gated driveway
- Summer House with kitchenette and bathroom
- Chain Free
- EV charging point and wet under floor heating
- Air Conditioning to House & Summer House
- Energy efficient home with triple glazing and insulation

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

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