



Connells

Green Lane
St. Albans



Property Description

Connells St Albans are delighted to be offering to the market this impressive 1930s four-bedroom semi-detached family home that has been sympathically extended and enjoys a large South-facing rear garden.

The living accommodation is well balanced and offers an entrance hallway, bay fronted sitting room with a beautiful feature fireplace, second reception room that opens through to a conservatory/dining room which enjoys a pitched roof and finally a modern stylish kitchen.

Across the first and second floors, we enjoy four double bedrooms, with an en-suite shower room to the master, plus a main family bathroom that has been recently fitted and finished to the highest of standards.

To the outside of the property, there is a wonderful and mature South facing rear garden that measures in excess of 140ft.

Further benefits of the property then include driveway parking for three vehicles and a garage.

Situated within a short walk of STAGS and Garden Fields School, we anticipated the interest levels to be high, so an early appointment to view will be necessary.

Hallway

13' 5" max x 6' 10" max (4.09m max x 2.08m max)

Sitting Room

12' max x 11' 5" max (3.66m max x 3.48m max)

Reception Room

14' 9" max x 12' 5" max (4.50m max x 3.78m max)

Kitchen

15' 9" max x 8' 11" max (4.80m max x 2.72m max)

Dining Room

12' 9" max x 9' 4" max (3.89m max x 2.84m max)

Bedroom One

17' 8" max x 16' 4" max (5.38m max x 4.98m max)

Ensuite

5' 11" max x 4' 11" max (1.80m max x 1.50m max)

Bedroom Two

12' 5" max x 11' 8" max (3.78m max x 3.56m max)

Bedroom Three

9' 2" max x 11' 9" max (2.79m max x 3.58m max)

Bedroom Four/Study

13' 3" max x 8' 10" max (4.04m max x 2.69m max)

Shower Room

9' 2" max x 6' 11" max (2.79m max x 2.11m max)









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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38 Chequer Street
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EPC Rating: D Council Tax
 Band: E

Tenure: Freehold

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