



**Connells**

Green Lane  
St. Albans



Green Lane  
St. Albans AL3 6EZ

for sale offers in excess of  
**£650,000**



## Property Description

Connells St Albans are privileged to offer to the market this tastefully extended two/three double bedroom chalet style semi-detached bungalow which offers flexible living accommodation throughout.

Situated along this desirable lane within easy access of the City Centre and stations, plus local amenities, this impressive home boasts a beautiful rear garden, offering privacy and seclusion from neighbouring properties, along with the scope for further extension (STTP).

To the ground floor the property enjoys a bay fronted dining room, a spacious sitting room with doors opening out onto the rear gardens, a fitted kitchen, a double bedroom/reception room, plus a cloakroom and family bathroom. To the first floor, there is a master suite with a modern en-suite shower room.

The rear gardens have been tastefully landscaped and make for an enjoyable and private space, perfect for entertaining and relaxing in. There is a detached garage measuring 21ft, ample side access to the front of the property, plus driveway parking for two vehicles.

With interest levels anticipated to be high, please call Connells St Albans to book an early appointment to view!

**Sitting Room**

10' 11" max x 14' 4" ( 3.33m max x 4.37m )

**Kitchen**

11' 5" x 10' 1" ( 3.48m x 3.07m )

**Dining Room**

14' 4" max x 13' 4" max ( 4.37m max x 4.06m max )

**Bedroom One**

12' 11" max x 14' 9" max ( 3.94m max x 4.50m max )

**Ensuite**

6' 4" x 7' 6" ( 1.93m x 2.29m )

**Bedroom Two**

12' 11" x 11' 2" ( 3.94m x 3.40m )

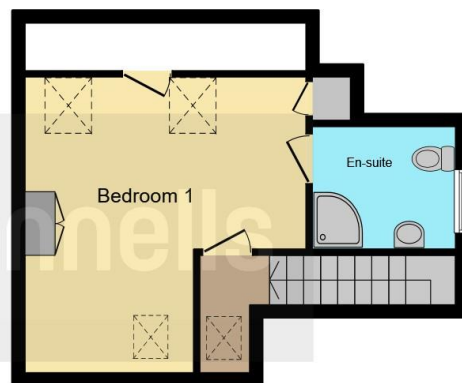
**Bathroom**

6' 5" x 6' 4" ( 1.96m x 1.93m )

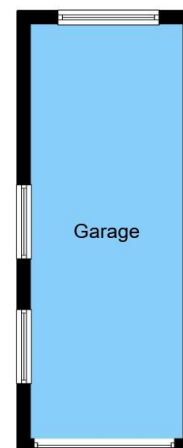




**Ground Floor**



**First Floor**



**Garage**

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](http://www.focalagent.com)

To view this property please contact Connells on

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38 Chequer Street  
 ST. ALBANS AL1 3YH

EPC Rating: D Council Tax  
 Band: D

**view this property online [connells.co.uk/Property/STA316916](http://connells.co.uk/Property/STA316916)**



Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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