



Connells

Green Lane
St. Albans



Property Description

Filled with character and charm, the property offers spacious and well-balanced living throughout. The ground floor features an inviting entrance porch leading into a generous hallway, a cloakroom, and a bright dining room that opens through to a versatile reception room. The elegant sitting room enjoys direct access to the rear garden through patio doors, while the kitchen/breakfast room offers a wonderful opportunity to redesign into a contemporary open-plan living space. A separate study completes the ground floor, ideal for home working or quiet retreat.

Across the upper floors, there are five well-proportioned bedrooms, including a principal bedroom, alongside a stylish family bathroom and additional cloakroom.

Externally, the home truly excels. The south-facing rear garden is an impressive feature - beautifully mature, exceptionally private, and perfect for outdoor entertaining or family enjoyment. To the front, there is driveway parking for several vehicles and a garage, which has been partially converted but still provides useful storage space.

Ideally situated within walking distance of STAGS (St Albans Girls' School) and Garden Fields School, and just a short journey from the city centre and mainline station, this exceptional property offers the rare opportunity to combine location, potential, and character in one remarkable family home. Early viewing is highly recommended.

Lounge

22' 3" x 12' 5" (6.78m x 3.78m)

Dining Room

22' max x 10' 2" max (6.71m max x 3.10m max)

Kitchen

Irregular Shaped Room 19' max x 11' 8" max (5.79m max x 3.56m)

Office One

12' 1" x 9' 5" (3.68m x 2.87m)

Office Two

7' 9" x 5' 6" (2.36m x 1.68m)

Wc

3' 7" x 5' 6" (1.09m x 1.68m)

Bedroom One

13' 5" max x 11' 8" max (4.09m max x 3.56m max)

Ensuite

6' 6" x 6' 6" (1.98m x 1.98m)

Bedroom Two

13' 5" x 13' 5" max (4.09m x 4.09m max)

Bedroom Three

10' 5" max x 13' 5" max (3.17m max x 4.09m max)

Bedroom Four

6' 6" x 11' 8" (1.98m x 3.56m)

Bedroom Five

9' 2" x 6' 9" (2.79m x 2.06m)

Bathroom

8' 2" x 6' 9" (2.49m x 2.06m)









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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EPC Rating:
 Awaited

Tenure: Freehold

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Property Ref: STA317127 - 0004