



**Connells**

Green Lane  
St. Albans



### Property Description

This skilfully extended and attractively presented four bedroom semi-detached family home in the New Greens area of St Albans which offers versatile living areas on the ground floor comprising of an entrance hallway, study, reception room/bedroom five, an open plan kitchen/diner/living room with bi-folding doors to the rear garden and utility room/cloakroom. On the first floor there are three good sized double bedrooms one with an en suite and a large family bathroom and then on the top floor there is a further spacious bedroom with eves storage. Externally there is paved driveway for several cars with an EV charging point to the front of the property and a large mature enclosed rear garden.

Green Lane is situated in the New Greens area which is in the North of St Albans. This area proves popular with its local amenities and being close to well-regarded schools and is within easy access to St Albans City centre which provides an excellent selection of shopping and leisure facilities along with a mainline railway station to London St Pancras and excellent links to the surrounding motorway networks.

This is a superb family home.

### Entrance Hallway

Under stairs cupboard. radiator and porcelain tiled flooring.

### Kitchen/diner/living Room

25' x 23' 8" max ( 7.62m x 7.21m max )  
Window and bi-folding doors to the rear, fitted kitchen with an array of wall and base units, work surface, sink and drainer with waste disposal unit, electric hob, built in oven, coffee machine, wine fridge, microwave, dishwasher, space for American fridge freezer, tiled splash back. two radiators and porcelain floor tiles.

### WC/Utility Room

8' 4" max x 6' 6" max ( 2.54m max x 1.98m max )

WC, wash hand basin, space for washing machine and tiled flooring.

### Study

10' 6" max x 8' 4" max ( 3.20m max x 2.54m max )

Window to the front, radiator and laminate flooring.

### Reception Room/Bedroom

13' 7" into bay window x 10' 3" ( 4.14m into bay window x 3.12m )

Window to the front, radiator and carpet.

### Landing

Window to the side, storage cupboard, radiator and carpet.

### Bedroom

12' 3" x 9' 4" ( 3.73m x 2.84m )

Window to the rear, radiator and carpet.

### En Suite

Window to the rear, three piece suite comprising of wc, wash hand basin and shower.

### Bedroom

17' 9" x 10' 1" ( 5.41m x 3.07m )

Juliet balcony to the rear, access to the loft, radiator and carpet.

### Bedroom

11' 4" x 10' 4" ( 3.45m x 3.15m )

Window to the front, radiator and carpet.

### Bathroom

Window to the front, four piece suite comprising of wc, double wash hand basin in vanity unit, and bath and shower, heated towel rail, extractor

fan, tiled flooring.

### **Bedroom**

20' 5" max x 17' 6" max ( 6.22m max x 5.33m max )

Window to the front, rear and side, eves storage, radiator and carpet.

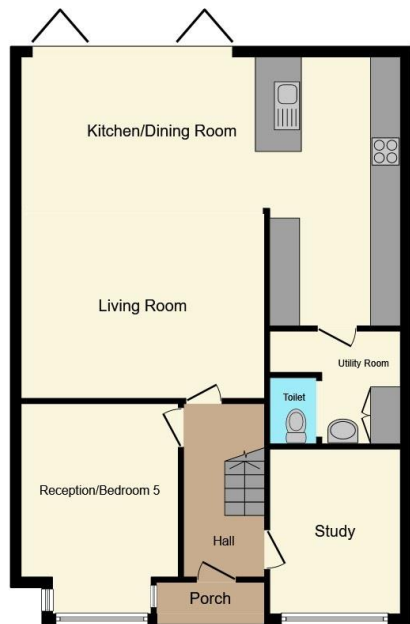
### **Front Garden**

Paved driveway for several cars with EV charging point.

### **Rear Garden**

Laid to law with decking area, fences and shrubs to the borders.





**Ground Floor**



**First Floor**



**Second Floor**



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**EPC Rating: D**

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Tenure: Freehold



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