



2 Hollybush Lane

St Albans, AL3 8DG

A stunning brand new semi-detached residence which forms part of an exclusive development of just four properties, which are located in the highly regarded Hertfordshire village of Flamstead.

Asking price £795,000

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- Constructed by high quality Rockwell Homes
- Beautiful Shaker style kitchen with integrated appliances, Quartz worktops and adjoining utility room
- Exceptional finishes throughout
- Separate Garage
- Bay fronted Sitting room
- Generous master bedroom with en-suite shower room
- Friendly village with store/post office, primary school and country pub
- Stunning open plan Kitchen/Dining/Family Room
- 2 further double bedrooms and well fitted family bathroom
- Harpenden station (6.3 miles), St Albans TC (8.3 miles) M1 J9 (1.2 miles)

GROUND FLOOR

Entrance Hall

Cloakroom

Sitting Room

15'4 x 12'6 (4.67m x 3.81m)

Kitchen/Dining/Family Room

25'2 x 18'7 (7.67m x 5.66m)

Utility Room

FIRST FLOOR

Landing

Master Bedroom

15'10 x 11'8 (4.83m x 3.56m)

En-Suite Shower Room

Bedroom Two

13'3 x 9' (4.04m x 2.74m)

Bedroom Three

13'1 x 9' (3.99m x 2.74m)

Family Bathroom

EXTERNALLY

Garage

Front Garden

Rear Garden

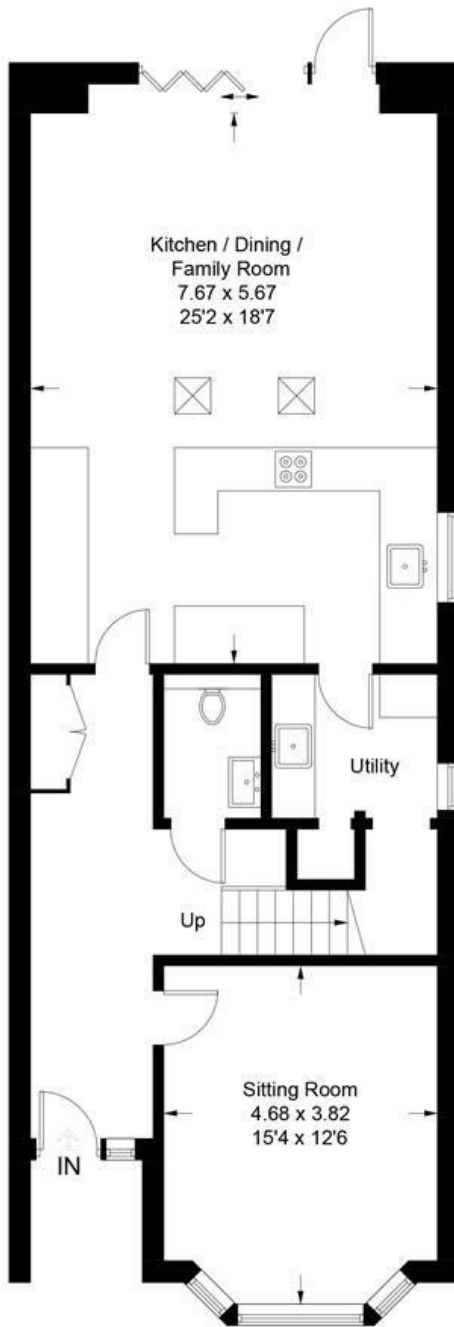


[Directions](#)

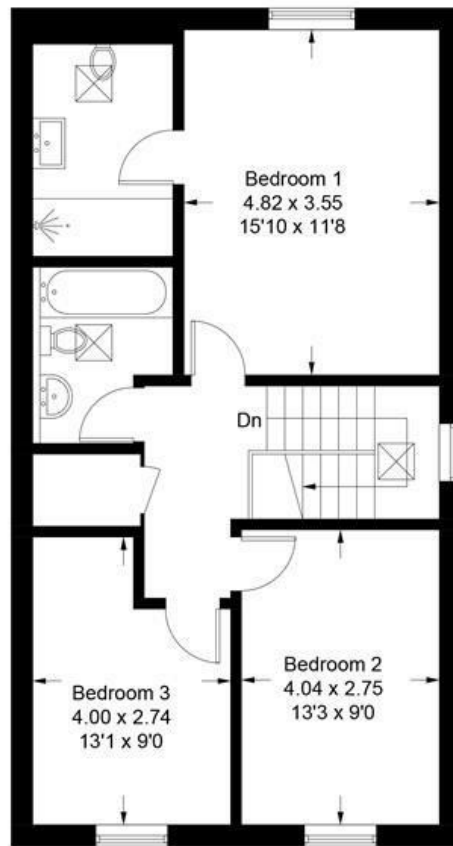


Hollybush Lane

Approximate Gross Internal Area = 153.7 sq m / 1654 sq ft



Ground Floor



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID982562)

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	