



2 Green Lane, St. Albans, Hertfordshire AL3 6HA

Guide price £799,950 Freehold



Paul Barker
ESTATE AGENTS

2 Green Lane

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A beautiful move-in ready home with charm, warmth and room to grow, this stylish home combines modern comfort with character and space. The open-plan kitchen and lounge feature underfloor heating and a cosy log burner, creating a warm and inviting heart of the home. A bright conservatory opens onto a decked terrace overlooking a beautiful private garden filled with mature fruit trees – ideal for relaxing or entertaining.

The property offers two double bedrooms and a modern shower room on the ground floor, with a very spacious principal suite, en-suite, and study area upstairs. Outside, there is large driveway for ample parking, an attached garage, and a level rear garden. With excellent potential to extend (STPP).

Located on Green Lane, close to local shops, close to the city centre, St Albans City Hospital, excellent schools, and transport links.





ACCOMMODATION

Hallway

Lounge Area

13'5 x 11' (4.09m x 3.35m)

Kitchen/Dining Room

23'2 x 89 (7.06m x 27.13m)

Bedroom 2

13'5 x 9'11 (4.09m x 3.02m)

Bedroom 3

12'11 x 10 (3.94m x 3.05m)

Shower/Utility Room

10'1 x 7'5 (3.07m x 2.26m)

Conservatory

17'7 x 14'5 (5.36m x 4.39m)

FIRST FLOOR

Landing/Study Area

Bedroom 1

15'7 x 13'11 (4.75m x 4.24m)

En-Suite

OUTSIDE

Rear Garden

130 (39.62m)

Frontage

Garage

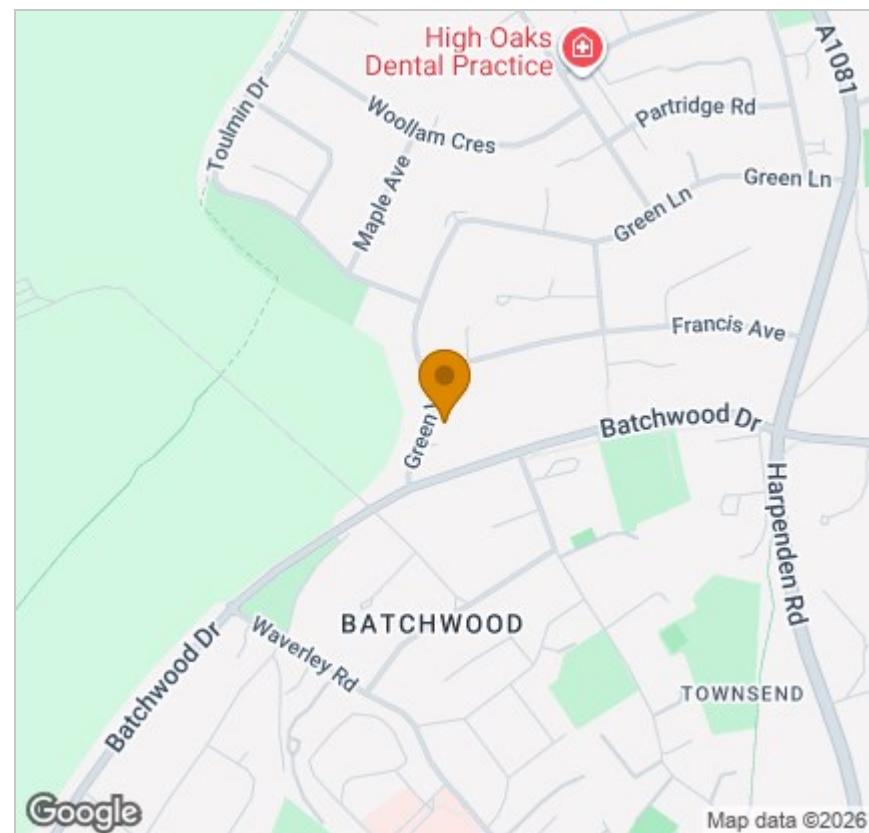
17'3 x 8'1 (5.26m x 2.46m)



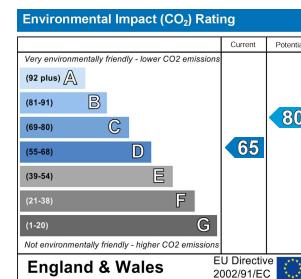
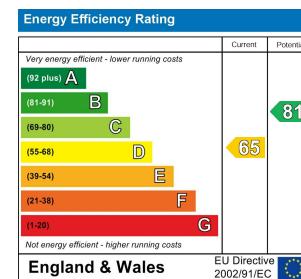
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Office on 01727 223344 if you wish to arrange a viewing appointment for this property or require further information.

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