



Connells

Chiswell Green Lane
St. Albans



Property Description

Offering tremendous scope to extend and remodel, subject to the necessary planning permissions, this is a property that provides the perfect foundation to create a truly outstanding long-term family home.

In our opinion, the property represents an exciting opportunity to modernise and significantly enhance both its value and living space.

The accommodation is thoughtfully arranged over two floors and begins with an entrance porch leading into a welcoming hallway. To the front of the property is an elegant bay-fronted living room, while to the rear a separate dining room flows seamlessly into an extended family room, creating a versatile living space overlooking the garden. The fitted kitchen is well-appointed and offers further potential for redesign to suit modern family living.

Upstairs, the property offers three generously proportioned bedrooms, a family bathroom and access to the loft, which presents further potential for conversion, subject to the relevant planning permissions and building regulations.

Externally, the property continues to impress with a generous driveway providing ample off-road parking and access to the attached garage. The beautifully maintained south-facing rear garden is a particular highlight, enjoying a sunny aspect throughout the day and offering the perfect setting for entertaining, family life or future enlargement.

Lounge

13' 8" max x 11' 10" (4.17m max x 3.61m)

Dining Room

9' 11" x 9' 6" (3.02m x 2.90m)

Kitchen

9' 6" x 9' 5" (2.90m x 2.87m)

Reception Room

9' 6" x 9' (2.90m x 2.74m)

Bedroom One

12' 4" x 11' 10" (3.76m x 3.61m)

Bedroom Two 12' 4" x 9' 7" (3.76m x 2.92m)

Bedroom Three

8' 8" max x 7' 11" (2.64m max x 2.41m)









Total floor area 106.8 m² (1,150 sq.ft.) approx

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.propertybox.io

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To view this property please contact Connells on

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Under the terms of the Estate Agency Act 1979 (Section 21), please note that the vendor is an Employee of the Connells Group of companies.

EPC Rating: C Council Tax
 Band: E

Tenure: Freehold

view this property online connells.co.uk/Property/STA318090



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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Property Ref: STA318090 - 0004