



121 Shenley Lane, St. Albans, AL2 1LL

Guide price £640,000 Freehold



Paul Barker  
ESTATE AGENTS

# 121 Shenley Lane

St. Albans, AL2 1LL

An attractively presented 1930s semi-detached home set on a generous plot, offering excellent potential to extend to the side, rear and into the loft (subject to planning permission).

The property is accessed via a partially glazed front door into an entrance porch, leading through to a welcoming hallway with stairs to the first floor and access to the ground floor rooms, including a convenient downstairs WC.

The bright bay-fronted lounge is a comfortable and stylish space, featuring plantation shutters, a character fireplace and oak flooring. To the rear, the sociable kitchen/dining room is fitted with a modern white kitchen offering a range of wall and base units with integrated and freestanding appliances. Windows and doors open directly onto the rear garden, and the space benefits from wood-style flooring throughout.

Upstairs, the landing has a side window and doors to all rooms. There are two spacious double bedrooms, both with fitted wardrobes, a well-proportioned third bedroom, a family bathroom with separate bath, shower cubicle and basin, plus a separate W.C.

Externally, the property enjoys a lawned front garden with established planting and a driveway providing ample off-street parking, leading to a detached garage with electric door and rear access.

The rear garden features a generous patio area, lawn with mature borders, and a further entertaining terrace to the rear. A superb garden room/home office with bi-folding doors, light, Wifi connectivity and power completes the space.

Shenley Lane is located in the popular village of London Colney, overlooking open fields and offering convenient access to local amenities, well-regarded schools, St Albans city centre and the M25 motorway network.





## ACCOMMODATION

### Ground Floor

#### Porch

#### Entrance Hall

#### Lounge

12' x 11'11 (3.66m x 3.63m)

#### Kitchen/Dining Room

12'3 x 17'11 (3.73m x 5.46m)

#### WC

### First Floor

#### Landing

#### Bedroom One

13'1 x 11' (3.99m x 3.35m)

#### Bedroom Two

11'11 x 10'1 (3.63m x 3.07m)

#### Bedroom Three

8'10 x 7'2 (2.69m x 2.18m)

#### Bathroom

#### WC

### OUTSIDE

#### Driveway

#### Front Garden

#### Garage

21'5 x 9'7 (6.53m x 2.92m)

#### Rear Garden

#### Garden Room/Office

9'2 x 22'22 (2.79m x 6.71m)

## Floor Plan



The Floor Plan is not to Scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared with due diligence and whilst we have confidence in the information produced it should not be relied upon. Maximum lengths and widths are represented on the plan. If there are any aspects of particular importance, you should carry out or commission your own inspection of the property.

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## 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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## Area Map



## Energy Efficiency Graph

