



121 Shenley Lane, St. Albans, AL2 1LL

Guide price £640,000 Freehold





## 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

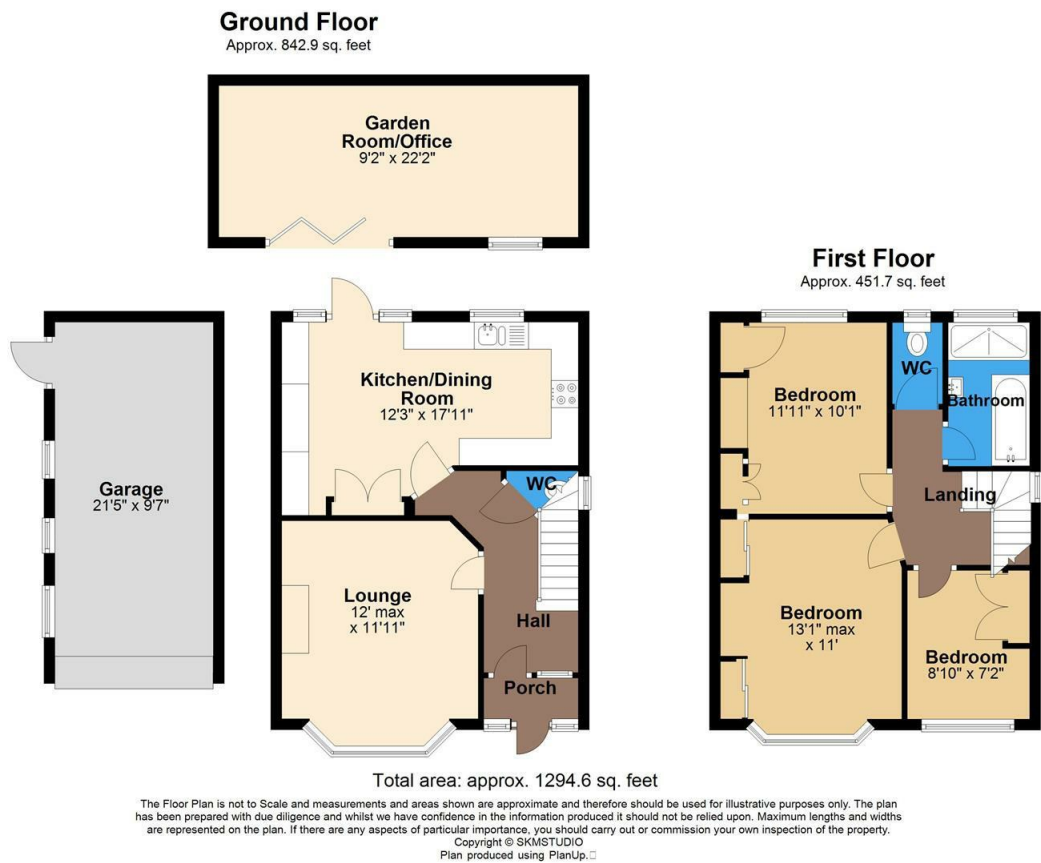
Garden Room/Office

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





Floor Plan



Viewing

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

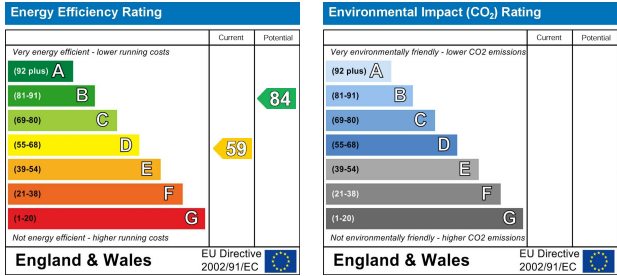
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Area Map



Energy Efficiency Graph



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