



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

Guide price £750,000 Freehold



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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)

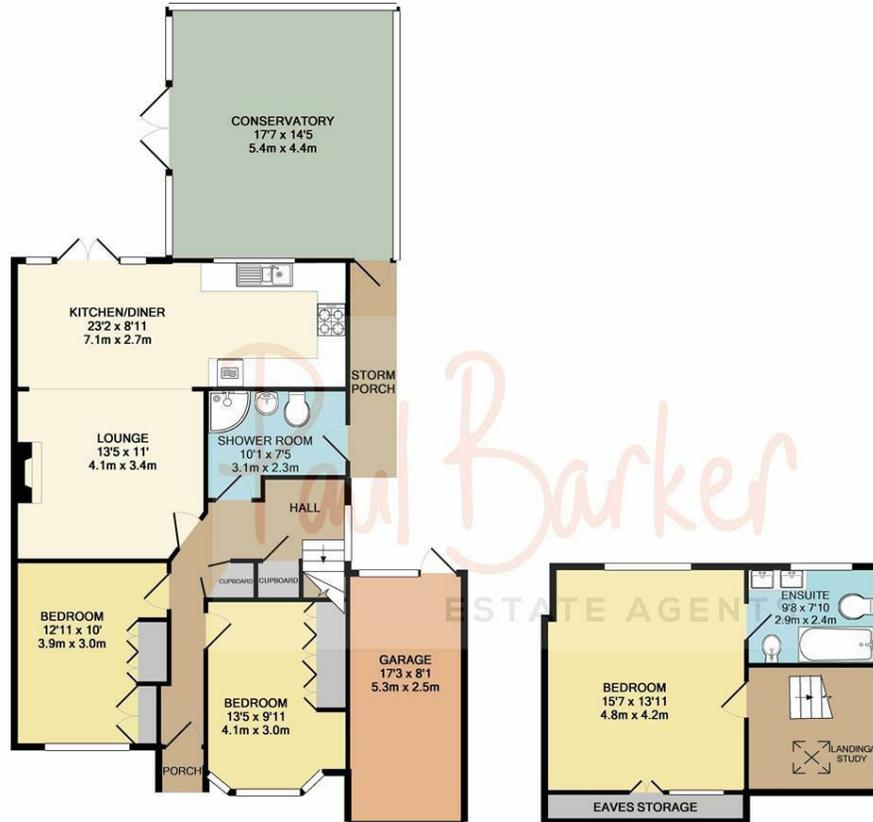
Frontage

Garage

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



Floor Plan



Paul Barker
ESTATE AGENTS

TOTAL APPROX. FLOOR AREA 1672 SQ.FT. (155.3 SQ.M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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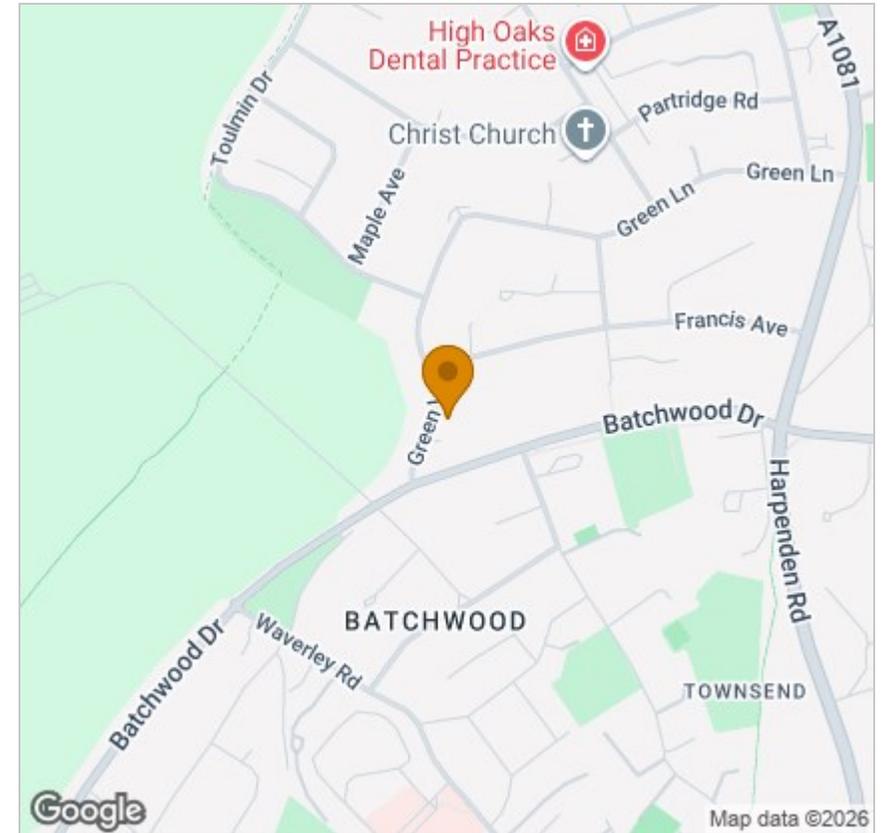
Viewing

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

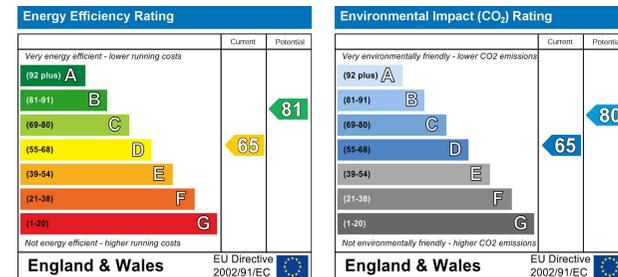
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Area Map



Energy Efficiency Graph



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