



HEARTWOOD  
HOMES

# Green Lane, St. Albans, AL3 6EU

£875,000

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Set on a generous plot, this spacious and distinctive detached family home enjoys a prime location close to highly regarded schools, including Garden Fields and St Albans Girls' School.

Beautifully maintained by the current owners, the property offers stylish and versatile living accommodation throughout. A welcoming entrance hall leads to a convenient cloakroom and a study, which could also serve as a guest bedroom or fourth bedroom. The contemporary, refitted kitchen—complete with integrated appliances—overlooks the front garden and opens into an impressive open-plan living and dining area.

This bright and airy space flows seamlessly into a large conservatory, which provides views of and direct access to the rear garden. Upstairs, the principal bedroom benefits from fitted wardrobes and a modern en suite shower room. There are also two further well proportioned bedrooms and a well-appointed family bathroom.

Outside, the front garden offers driveway parking and side gated access to a substantial, private rear garden. Designed with both relaxation and entertaining in mind, it features a raised decked seating area, a well-maintained lawn, mature fruit trees, and a dedicated children's play area.

Ideal for growing families, the property is conveniently located for excellent local schools, a range of shops, the city centre, and is approximately 1.5 miles from the mainline station, providing fast links to London St Pancras.



